

Volume 2d

# Inventory forms for recommended heritage listings

# Inventories index

## Heritage item inventories

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11.	47-49 Bourke Road	Former Q Store
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14.	40A-42 Maddox Street (and 58-68 Euston Road)	Former Alexandria Spinning Mills
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16.	30 Mandible Street	Former Lempriere & Co office building
17.	124 McEvoy Street	Former Electricity Substation No. 152
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19.	82 O'Riordan Street	Electricity Substation No. 225
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50.	13-15 Marshall Street	Former Allington Stoveworks factory
51.	11-13 Randle Street	Former R. C. Henderson Ltd factory
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53.	115 Clarence Street	Former Noyes Bros warehouse
54.	185 Clarence Street	Former Shelley warehouse
55.	193-195 Clarence Street	Shorter House
56.	123-129 Clarence Street (and 252-258 Kent Street)	Former Edwards Dunlop & Co warehouses

<b>57.</b>	426-430 Kent Street	Former Grace House warehouse
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#### **Ultimo**

<b>58.</b>	10-16 Bay Street	Part Bay Street Depot
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#### **Waterloo**

<b>59.</b>	723 Elizabeth Street	Former William Brooks factory
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<b>60.</b>	378 George Street	Electricity Substation No. 75
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<b>61.</b>	23 Lachlan Street	Former Electricity Substation No. 109
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#### **Zetland**

<b>62.</b>	146-158 Joynton Avenue	Former Joseph Lucas showroom, workshop and office
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### **Conservation area inventories**

#### **Alexandria**

<b>63.</b>	North Alexandria industrial heritage conservation area
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#### **Alexandria & Beaconsfield**

<b>64.</b>	William Street industrial heritage conservation area
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# Updated names note

Some item names have been updated to reflect information uncovered while finalising inventories or for consistency with other item naming conventions. They do not alter the affected land, as described in the planning proposal.

Additional text is shown below underlined and deleted text as ~~striketrough~~.

Heritage items	Former name (2014)	Updates (2015)	Updated name (2015)	Notes on updates
<b>Alexandria</b>				
33A Bourke Road (and 6 Euston Road)	Sydney Water sewer pipeline		Sydney Water sewer pipeline	No change
See map for location	Doody Street stormwater channel		Doody Street stormwater channel	No change
See map for location	Macdonaldtown stormwater channel		Macdonaldtown stormwater channel	No change
See map for location	Shea's Creek stormwater channel		Shea's Creek stormwater channel	No change
2-6 Birmingham Street	Former Walter Barr Pty Ltd factory including interiors		Former Walter Barr Pty Ltd factory including interiors	No change
22-30 Birmingham Street	Former Sil-Ora Dental Products factory including interiors		Former Sil-Ora Dental Products factory including interiors	No change
27 Birmingham Street	Electricity Substation No. 375 including interiors		Electricity Substation No. 375 including interiors	No change
29-33 Birmingham Street	Former H.G. Whittle & Sons warehouse including interiors	Former H.G. Whittle & Sons <del>warehouse</del> <u>factory</u> including interiors	Former H. G. Whittle & Sons factory including interiors	Name changed to primary historic use
602-612 Botany Road (and 27-31 Ralph Street)	Former Coote and Jorgenson Engineers warehouses including interiors	Former Coote and <u>Jorge</u> nson Engineers <del>warehou</del> <u>ses factory</u> including interiors	Former Coote & Jorgenson Engineers factory including interiors	Name changed to primary historic use and formatted consistently with others
684 Botany Road	Inter-war service station including interiors	<del>Inter-war</del> <u>Former White Way</u> service station including interiors	Former White Way service station including interiors	Name changed to include historic name and add 'former' for past use

47-49 Bourke Road	Q Store including interiors	<u>Former</u> Q Store including interiors	Former Q Store including interiors	Name changed to add 'former' for past use
138-196 Bourke Road	Former Commonwealth Industrial Gases warehouse & stores building including interiors	Former Commonwealth Industrial Gases <del>warehouse &amp; stores</del> <u>building oxygen factory and demonstration block</u> including interiors	Former Commonwealth Industrial Gases oxygen factory and demonstration block including interiors	Name changed to primary historic use for identified buildings
16 Euston Road	Electricity Substation No. 117 including interiors		Electricity Substation No. 117 including interiors	No change
40A-42 Maddox Street (and 58-68 Euston Road)	Former Alexandria Spinning Mills including interiors		Former Alexandria Spinning Mills including interiors	No change
1-3 Mandible Street	Former Standard Telephones & Cables industrial building including interiors		Former Standard Telephones & Cables industrial building including interiors	No change
30 Mandible Street	Former Lempriere & Co office building including interiors		Former Lempriere & Co office building including interiors	No change
124 McEvoy Street	Former Electricity Substation No. 152 including interiors		Former Electricity Substation No. 152 including interiors	No change
52-54 O'Riordan Street	Former National Motor Springs igloo building including interiors		Former National Motor Springs igloo building including interiors	No change
82 O'Riordan Street	Electricity Substation No. 225 including interiors		Electricity Substation No. 225 including interiors	No change
38 Ralph Street	Former Wilson Bros Willow Kitchenware Co. warehouse and factory including interiors	Former Wilson Bros Willow <del>Kitchenware Co. warehouse</del> and <u>Ware</u> factory including interiors	Former Wilson Bros Willow Ware factory including interiors	Name changed to primary historic name and use
212-214 Wyndham Street	Former Electric Light Substation No. 89 including interiors		Former Electric Light Substation No. 89 including interiors	No change
<b>Annandale</b>				

1B Booth Street	Sewage Pumping Station No. 3 including interiors		Sewage Pumping Station No. 3 including interiors	No change
<b>Camperdown</b>				
6-10 Mallett Street	Former Grace Bros Repository including interiors		Former Grace Bros Repository including interiors	No change
64-106 Mallett Street	Former Bonds Industries complex including interiors, Substation No. 181, Chesty Bond Mural and former commercial building façade for "Bonds Cafeteria" at 97-88 Church Street	Former Bonds Industries complex including interiors, Substation No. 181, Chesty Bond Mural and former commercial building façade for "Bonds Cafeteria" at 97- <del>88</del> 99 Church Street	Former Bonds Industries complex including interiors, Substation No. 181, Chesty Bond Mural and former commercial building façade for "Bonds Cafeteria" at 97-99 Church Street	Correction to match existing schedule 5 item name for the cafeteria
<b>Darlington</b>				
2-10 Golden Grove Street	Former Jones IXL factory garage including interiors		Former Jones IXL factory garage including interiors	No change
181 Lawson Street	The Foundry including interiors	<del>The Foundry</del> <u>Former McMurtrie, Kellermann &amp; Co factory</u> including interiors	Former McMurtrie, Kellermann & Co factory including interiors	Name changed to primary historic name and use
<b>Erskineville</b>				
7-19 Coulson Street	H. Brightwell & Sons Pty Ltd. south-east warehouse building including interiors	<del>H. Brightwell &amp; Sons Pty Ltd.</del> <u>Bakewell Brothers</u> south-east warehouse building including interiors	Former Bakewell Brothers south-east warehouse building including interiors	Name changed to primary historic name
127 Railway Parade	Former Gramophone Coy Ltd factory chimney stack	Former <del>Gramophone Coy Ltd</del> factory chimney stack	Former factory chimney stack	Name changed to remove company because chimney does not have one primary historic company name
18-20 Victoria Street	Former shoes and boot factory including interiors	Former <del>shoes and boot</del> Cleveland Shoe Company factory including interiors	Former Cleveland Shoe Company factory including interiors	Name changed to primary historic name
<b>Forest Lodge</b>				

19 Ross Street	Electricity Substation No. 267 including interiors		Electricity Substation No. 267 including interiors	No change
<b>Glebe</b>				
113 Mitchell Street	Former Volunteer Brigades fire station including interiors	Former <u>Glebe Volunteer Brigades fire station</u> <u>Fire Station</u> including interiors	Former Glebe Volunteer Fire Station including interiors	Name changed to primary historic name
<b>Newtown</b>				
10-12 Egan Street	Former Sydney Confectionery Company factory including interiors		Former Sydney Confectionery Company factory including interiors	No change
197-207 Wilson Street	Former Gissing Bros warehouse including interiors	Former <u>F. W. Gissing Bros warehouse</u> <u>factory</u> including interiors	Former F. W. Gissing factory including interiors	Name changes to primary historic name and use
<b>Redfern</b>				
53-63 Great Buckingham Street (and 611-619 Elizabeth Street)	Former Hordern & Sons warehouse including interiors	Former <u>A. Hordern &amp; Sons warehouse</u> <u>factory complex</u> including interiors	Former A. Hordern & Sons factory complex including interiors	Name changed to primary historic name and typology:
99 Renwick Street	Electricity Substation No.112 including interiors		Electricity Substation No.112 including interiors	No change
<b>Rosebery</b>				
6-8 Crewe Place	Former Wrigley's factory	Former Wrigley's factory <u>including interiors</u>	Former Wrigley's factory including interiors	Name changed to clarify includes interiors as with others
85-113 Dunning Avenue	Former Rosella Preserving Manufacturing Co. buildings including interiors	Former Rosella Preserving <u>and</u> Manufacturing Co. <u>buildings</u> <u>factory</u> including interiors	Rosella Preserving and Manufacturing Co. factory including interiors	Name changed to primary historic name and use
88 Dunning Avenue	Electricity Substation No.192 including interiors		Electricity Substation No.192 including interiors	
115-133 Dunning Avenue	Former Commonwealth Weaving Mills including interiors	Former Commonwealth Weaving Mills <u>and</u> <u>Frederick Rose factory</u> including interiors	Former Commonwealth Weaving Mills and Frederick Rose factory including interiors	Name changed to include historic name of second factory

120 Dunning Avenue	Former Otis Elevator Co. Pty Ltd warehouse including interiors	Former Otis Elevator Co. Pty Ltd warehouse including interiors	Former Otis Elevator Co. factory including interiors	Name changed to primary historic name and use
135-151 Dunning Avenue	Former Westinghouse warehouse buildings including interiors	Former Westinghouse <del>warehouse</del> <u>buildings factory</u> including interiors	Former Westinghouse factory including interiors	Name changed to primary historic use
142 Dunning Avenue	Electricity Substation No. 128 including interiors		Electricity Substation No. 128 including interiors	No change
1-11 Hayes Road	Former R.C. Henderson Ltd warehouse including interiors	Former R.C. Henderson Ltd <del>warehouse</del> <u>factory</u> including interiors	Former R. C. Henderson Ltd factory including interiors	Name changed to primary historic use
61-71 Mentmore Avenue (and 34 Morley Avenue)	Former Cyclone Co. of Australia factory including interiors	Former Cyclone <u>Fence and Gate</u> Co. of <del>Australia</del> factory including interiors	Former Cyclone Fence and Gate Co factory including interiors	Name changed to primary historic name
<b>Surry Hills</b>				
268-274 Devonshire Street	Former Hill & Co warehouse including interiors	Former <u>Edward</u> Hill & Co <del>warehouse</del> <u>factory</u> including interiors	Former Edward Hill & Co factory including interiors	Name changed to primary historic name and use: Former Edward Hill & Co factory
470-484 Elizabeth Street	Former W. C. Penfold Co. Ltd. warehouse including interiors	Former W. C. Penfold & Co. <del>Ltd.</del> <u>warehouse factory</u> including interiors	Former W. C. Penfold & Co factory including interiors	Name changed to primary historic name and use
5 Fitzroy Place	Electricity Substation No. 229 including interiors		Electricity Substation No. 229 including interiors	No change
1-15 Foveaux Street	Former Farleigh Nettheim & Co Ltd warehouse including interiors		Former Farleigh Nettheim & Co Ltd warehouse including interiors	No change
47-97 Marlborough Street	Former David Jones factory including interiors		Former David Jones factory including interiors	No change
13-15 Marshall Street	Former Allington Stoveworks warehouse including interiors	Former Allington Stoveworks <del>warehouse</del> <u>factory</u> including interiors	Former Allington Stoveworks factory including interiors	Name changed to primary historic use
11-13 Randle Street	Former R.C. Henderson Ltd warehouse including interiors	Former R.C. Henderson Ltd <del>warehouse</del> <u>factory</u> including interiors	Former R. C. Henderson Ltd factory including interiors	Name changed to primary historic use

4-34 Wentworth Avenue	Group of warehouses including interiors	<del>Group of warehouses</del> <u>Former warehouse group</u> including interiors	Former warehouse group including interiors	Name changed to add 'former' for past use and re-order words
<b>Sydney</b>				
115 Clarence Street	Former Noyes Brothers Ltd warehouse including interiors	Former Noyes <del>Brothers Ltd</del> <u>Bros</u> warehouse including interiors	Former Noyes Bros warehouse including interiors	Name changed to primary historic name
185 Clarence Street	Former McLaughlin & Co Pty Ltd warehouse including interiors	Former <del>McLaughlin &amp; Co Pty Ltd</del> <u>Shelley</u> warehouse including interiors	Former Shelley warehouse including interiors	Name changed to primary historic use
193-195 Clarence Street	Shorter House store & offices including interiors	Shorter House <del>store &amp; offices</del> including interiors	Shorter House including interiors	Name simplified
123-129 Clarence Street (and 252-258 Kent Street)	Former Edwards Dunlop & Co warehouses including interiors		Former Edwards Dunlop & Co warehouses including interiors	No change
426-430 Kent Street	Clarence Kent House warehouse	Former <del>Clarence Kent</del> <u>Grace</u> House warehouse including interiors	Former Grace House warehouse including interiors	Name changed to primary historic name
<b>Ultimo</b>				
10-16 Bay Street	Part Bay Street Depot including interiors		Part Bay Street Depot including interiors	No change
<b>Waterloo</b>				
723 Elizabeth Street	Former William Brooks industrial building including interiors	Former William Brooks <del>industrial building</del> factory including interiors	Former William Brooks factory including interiors	Name changed to primary historic use
378 George Street	Electricity Substation No. 75 including interiors	<del>Electricity</del> <u>Light</u> Substation No. 75 including interiors	Electricity Substation No. 75 including interiors	Name changed to primary historic name
23 Lachlan Street	Former Electricity Substation No. 109 including interiors		Former Electricity Substation No. 109 including interiors	No change
<b>Zetland</b>				

146-158 Joynton Avenue	Former Joseph Lucas industrial building including interiors	Former Joseph Lucas <del>industrial building showroom,</del> <u>workshop and office</u> including interiors	Former Joseph Lucas showroom, workshop and office including interiors	Name changes to primary historic uses
Conservation area name (2014)			Updated name (2015)	Notes on updates
<b>Alexandria</b>				
North Alexandria industrial heritage conservation area			North Alexandria industrial heritage conservation area	No change
<b>Alexandria &amp; Beaconsfield</b>				
William Street industrial heritage conservation area			William Street industrial heritage conservation area	No change

# Inventory 39

**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

**Location:** 115-133 Dunning Avenue Rosebery 2018

Sydney

**Address:** 115-133 Dunning Avenue

**Planning:** Sydney South

**Suburb/nearest town:** Rosebery 2018

**Local govt area:** Sydney

**Parish:**

**State:** NSW

**County:**

**Other/former names:** Bonds Industries, Dri-Glo Towels, Consolidated Beverage Co, Union Carbide Australia, Lyke-Nu Dry Cleaning, Eveready At

**Area/group/complex:**

**Group ID:**

**Aboriginal area:** Eora

**Curtilage/boundary:** As described in Sydney Local Environmental Plan

**Item type:** Built

**Group:** Manufacturing and Processing

**Category:** Factory/ Plant

**Owner:** Multiple Owners

**Admin codes:**

**Code 2:**

**Code 3:**

**Current use:**

**Former uses:** Factory

**Assessed significance:** Local

**Endorsed significance:**

**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

**Location:** 115-133 Dunning Avenue Rosebery 2018

Sydney

**Statement of significance:** Built in 1933-1940 for the major Australian towel manufacturers, Commonwealth Weaving Mills, later Dri-Glo Towels Pty Ltd and Bonds Industries, and timber manufacturers, Frederick Rose, the two former factories represent the model industrial development of Rosebery during the inter-war period. The factories are historically significant for their connection to the Australian manufacturing of towels, hosiery and timber building supplies during the mid-twentieth century and as evidence of the formerly widespread textiles and building supplies industry in the City of Sydney.

The scale of the site and its buildings, associated with the other major Bonds factory in Camperdown, demonstrate the importance of the textiles industry in Sydney during the twentieth century.

The buildings provide evidence of one of Sydney's first planned suburbs, as some of the inter-war industrial buildings constructed on the Rosebery subdivision planned by John Sulman in 1911-20 as a model suburb for both housing and industry. The period, form, layout and use of the buildings record the original subdivision pattern and location of the planned industrial blocks between Botany Road and Primrose Avenue.

The factory buildings represent a good example of a large low-scale industrial complex of southern Sydney from the inter-war period. The northern factory buildings demonstrate the industrial building typology which contains administrative and manufacturing in distinctly different building forms, including a single-storey, sawtooth-roof factory over a large area and a more architecturally distinctive office or showroom on the street frontage.

The construction of the buildings represent early to mid-twentieth century industrial building techniques, employing repeated modular forms and timber structures to span large distances, and sawtooth roofs with side lantern windows and gabled roofs with clerestories to light large internal spaces. The building designs demonstrate typical features of inter-war style of architecture applied to utilitarian buildings including the heavy masonry construction, unadorned brick walls and multi-paned timber windows. The office building addressing the corner of Hayes Road and Dunning Avenue demonstrates characteristic elements of the inter-war stripped classical style with its faceted corner, pronounced entrance, main timber entrance door, stepped parapet concealing the roof form, engaged piers, moulded cornice and bracketed awning over the entrance.

The buildings on this site make important contributions to the streetscapes of Dunning and Mentmore Avenues and Hayes Road. The full-site coverage of buildings extending across half a block of land and three street frontages make the buildings visible in the round from a number of near and distant vantage points. The repetition of sawtooth and gabled roof profiles along Mentmore and Dunning Avenues, consistent materials and inter-war period of the buildings create distinctive and cohesive streetscapes along these two main avenues. The buildings also form part of a consistent group of inter-war industrial buildings in Rosebery.

The site may have value to the community for its connection to the widely-used Dri-Glo towels made at this site. The buildings on this site may also have social value to the community of former workers of the Commonwealth Industrial Mills, Bonds and Frederick Rose factory.

The former Commonwealth Weaving Mills and Fredrick Rose factories form part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

The former factory buildings are of local heritage significance in terms of their historical, association, aesthetic and representative values.

**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

**Location:** 115-133 Dunning Avenue Rosebery 2018

Sydney

**Historical notes of provenance:**

Early development of the locality:

This site forms part of the land of the Gadigal people, the traditional custodians of land within the City of Sydney council boundaries. For information about the Aboriginal history of the local area see the City's Barani website: <http://www.sydneybarani.com.au/>

The suburb of Rosebery was once part of a vast sand dune system covered by heath, low scrub, creeks and freshwater wetlands that dominated the landscape of the southern suburbs of Sydney. It provided habitat for a range of fauna such as birds, fish and eels, and was a good food source for the Gadigal, the local Aboriginal people.

The land that today incorporates the areas of Alexandria, Waterloo, Zetland and Rosebery was originally one large estate. Originally granted to former convict and public servant William Hutchinson in 1823, the estate, its buildings and water mill, were then sold to Daniel Cooper and Solomon Levy in 1825 before Cooper became its sole owner in 1833.

The land of the Cooper Estate was progressively subdivided into small acreages and sold from 1872.

Before the development of Rosebery into a residential and industrial estate, the suburb was popular for its racecourse which opened in 1906.

The suburb of Rosebery derives its name from Archibald Primrose, Earl of Rosebery and Prime Minister of England from 1894-95, who visited Sydney in 1883-84. Many of the street names of Rosebery are associated with British parliamentarians including Morley Avenue, Crewe Place and Asquith Avenue.

The Rosebery Estate was planned as a model industrial suburb by John Sulman and developed by Stanton and Sons between 1911 and 1920. The land was purchased for £24,000 in 1912 by the Town Planning Company of Australia, as part of 273 acres of the Waterloo Estate. John Sulman exhibited his design for Rosebery in the Town Planning Association of NSW exhibition in 1913. Most lots were still vacant until 1924, possibly due to the outbreak of World War I.

Based on the garden suburb model, Rosebery was planned as 'model factories and model homes' with detached housing for workers located close to industrial employment sites. Sulman's plan incorporated residential, commercial and industrial facilities as well as recreational and community facilities. Similarly to Dacey Gardens which was also planned by John Sulman, Rosebery was one of the first planned suburbs in Sydney, and amongst the earliest inter-war garden suburbs.

Secondary industries declined in the area from the 1970s as industry expanded to the outer suburbs.

**Industrial history:**

As one of only two major centres for historic Australian industry during the period when industry was centred in cities, Sydney's industrial development is part of the national history of industrialisation. Australia's industrialisation formed part of the 'second industrial revolution' which began during the mid-nineteenth century. This second revolution was driven by major technological innovations including the invention of the internal combustion engine and the assembly line, development of electricity, the construction of canals, railways and electric-power lines.

Sydney's twentieth century industrial development records when and how Sydney became one of the largest industrialised cities in the South Pacific and the diversification of Australia's economy beyond primary industry. Together with Melbourne, Sydney's twentieth century industrial boom expanded Australia's economy from the 'sheep's back' to the 'industry stack' or from primary production to manufacturing. By 1947 more Australians were working in city industries than in farms or mines.

**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

**Location:** 115-133 Dunning Avenue Rosebery 2018

Sydney

Sydney's industrial development not only impacted on the national economy. Twentieth-century industry in Sydney also played a major role in developing Australia's self-sufficiency, growth, urbanisation, society and its contribution to the war effort for World War II. Sydney's industrial development has affected the lives of many Australians directly and indirectly, whether through the number of workers employed, goods and technology produced, the prosperity it engendered, or the social change and urban environments it generated.

#### Bonds history:

The iconic brand of Bonds has been part of Australia for almost 100 years. In 1915, an American, George A. Bond, moved to Australia and established a small company in Sydney importing a range of women's hosiery and gloves. Two years later, the company began manufacturing hosiery in Redfern and subsequently moved to Camperdown where it began manufacturing underwear. (Bonds website 'About Bonds', 2013)

Between 1918 and 1927 George A Bond and Co, purchased over thirty allotments in Camperdown Park where the company constructed its head office, together with a number of industrial buildings to manufacture hosiery, socks and underwear.

The expansion of Bonds through the 1920s was remarkable for its innovative products, niche marketing and distinctive brand name. However this did not ensure financial success. By 1927 George A Bond Pty Ltd was in receivership and a newly restructured Bond Industries was formed in 1930. The company became profitable again by 1935.

The company built one of Australia's first cotton spinning mill at Wentworthville in 1932. George Bond's original house in Wentworthville, Dunmore House, still survives adjacent to the current head office.

Since 1915, Bonds has sold over 400 million Chesty Bonds singlets, 155 million pairs of Cottontails pants and 20 million baby Wondersuits. Bonds remains today one of the largest Australian manufacturers of t-shirts and underwear. (Bonds website 'About Bonds', 2013)

#### Site history

The northern buildings on this site were constructed in 1933 for Commonwealth Weaving Mills Ltd by builders, Stuart Brothers Ltd, to the design of the architects, Kaberry and Chard. This factory was where the well-known Dri-Glo towels were first made and was later named Dri-Glo Towels Pty Ltd. The Commonwealth Weaving Mills Ltd was taken over by Bonds Industries Ltd in 1945, which continued to produce towels under the Dri-Glo trademark. The southern section of the site contained under gabled roofs was constructed for laminated timber manufacturer, Frederick Rose, at approximately the same time from circa 1934, and remained in use by Frederick Rose until 1945.

The land for the two factories was initially owned by Buzacott and Company, who then owned the whole block of land. A certificate of title was issued on 30 June 1921 to Buzacott & Co Ltd for lots 371-386 of DP 7534, which covered the whole block of land (CT 3199 f 190). The Sands directory first records an engineer's works and gate factory for Buzacott & Co Ltd on this street in 1921 (Sands, Directory, 1921, p 799).

The buildings on this site were constructed on the land subdivision which formed part of John Sulman's and Richard Stanton's plan for a model suburb for industry and workers housing. The undated subdivision plan from approximately 1914 was named the 'Rosebery model and industrial suburb'. The deposited plan for this subdivision was surveyed on 5 March 1914 (DP 7534). These plans show that Hayes Road was initially named Ackland Way and Dunning Avenue was formerly Pauls Road.

The two factories were constructed on six of the original industrial allotments of this subdivision, then known as lots 371-373 and 384-386, when the block bound by Hayes Road, Dunning Road, Mentmore Avenue and Harcourt Parade was evenly divided into 16 land parcels. These industrial lots were larger than residential lots, however were not overly large. Most industrial buildings like the subject buildings were constructed over

**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

**Location:** 115-133 Dunning Avenue Rosebery 2018

Sydney

multiple lots.

The industrial lots typically measured approximately 100 feet wide and 130-140 feet deep. In the original plan, industrial lots of these larger dimensions were located on the land between Epson Road to the north, Harcourt Parade to the south, the lanes behind Botany Road to the west and Primrose Avenue to the east. Further east, the plan laid out residential lots distinguished by their narrower measurements generally of 30-40 feet wide and 130-150 feet deep (Inheritance, Heritage Assessment Report of the Rosebery Estate, 2006).

A panoramic photo of Rosebery in the early 1920s shows the Buzacott & Co buildings to the south of this site in the distance and the otherwise undeveloped land on the subject part of the site. This photo also illustrates the few industrial buildings constructed in Rosebery by this time. (National Library of Australia, Panorama of Nestle and Anglo Swiss Condensed Milk Company and Wrigleys Australia Limited, Sydney, EB Studios, 1917-1925, <http://nla.gov.au/nla.pic-vn6154685-sd-cd>)

In 1933 and 1934 respectively, ownership of the subject land was transferred from Buzacott and Co in part to Commonwealth Weaving Mills Ltd and the remainder to Frederick Rose Ltd. Numbers 115-133 Dunning Avenue (lots 371-372, 385-386, DP 7534) were purchased by Commonwealth Weaving Mills Ltd on 24 April 1933 (CT 3199 f 190). A new certificate of title for the northern land was issued to Commonwealth Weaving Mills Ltd on 7 June 1933 (CT 4578 f 40). The southern land comprising lots 373, 384, and part of lots 374 and 383 were transferred to Frederick Rose Ltd on 3 October 1934 (CT 4576 f 248).

Commonwealth Weaving Mills Ltd had been formed a few years prior in May 1929 with capital of £10,000, described as cotton spinners and weavers, as well as spinners of flax, hemp and jute (SMH, 23 May 1929, p 13).

On 11 April 1933, a press article announced that the Commonwealth Weaving Mills Ltd would build a new cotton weaving factory at Waterloo on the corner of Hayes Avenue and Dunning Avenue. It would be a single-storey building, 260 feet by 160 feet, with a sawtooth roof for maximum lighting. The works would include room for weaving, a warehouse, showrooms and offices. Architects Kaberry and Chard signed a contract with builders Stuart Brothers Ltd on 10 April 1933 to undertake the work. The company's earlier factory had been located in Botany Road (SMH, 11 April 1933, p 10).

In early May 1933 newspaper reports provided further information on the construction of the new factory. It was then reported that the factory would be built with a concrete floor and roof of corrugated fibro cement, in a sawtooth pattern, with glazing facing south to provide natural light. A total of 119 welded steel trusses would frame the roof supported by 102 welded steel columns. Another press report gave the factory dimensions as 264 feet by 154 feet, giving an area for weaving covering 28,000 square feet. The balance of 3,500 square feet was to accommodate the showroom, warehouse, dispatch and executive offices. (SMH, 2 May 1933, p 5)

The construction of these mills reflect the rapid growth of the Australian textile manufacturing industry during the inter-war years as the range of production extended to finer qualities of yarn and cloth. The manufacture of cotton goods had become a significant industry in Australia during the 1920s. Cotton spinning began in Sydney in 1923. Manufacturing of cotton goods commenced with the construction of the Bonds factory at Wentworthville. Australian manufacturing of cotton towels began in 1925. In the 1920s, the main products of cotton weaving were towels and cotton tweeds. By the end of the 1920s, textile imports had been reduced to a minor portion of the market. (C Forster, *Industrial Development in Australia 1920-1930*, Australian National University, Canberra, 1964, pp, 72-3, 99-102; [http://www.kooriweb.org/cland/textile.html#\\_ftn20](http://www.kooriweb.org/cland/textile.html#_ftn20), accessed 15 January 2015).

The Commonwealth Weaving Mills Ltd was one of the earliest entrants in the industry, along with H B Dickie Pty Ltd formed in 1928 (C Forster, *Industrial Development in Australia 1920-1930*, Australian National University, Canberra, 1964, pp, 72-3, 99-102).

The southern part of the site comprising lots 373 and 384 (DP 7534) was owned by Frederick Rose Ltd from 1934 until 1945. Frederick Rose made laminated timber. Photographs published in 'Timber Journal' from 1940

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show the production of laminated timber at Frederick Rose's factory, then described as located at Mascot, but possibly showing this factory. At this time, the suburb name given for Rosebery factories was often inaccurate, when a number of contemporary records described factories in Rosebery as located in Waterloo.

Laminated timber manufacturing was an emerging industry in Australia during the inter-war period. Laminated timber was originally developed as a construction material in England during the 1860s and was used for a number of colleges and churches at this time. The first industrial patented use of laminated timber was in Weimar, Germany, in 1872. The use of this material spread throughout Europe in the late nineteenth and early twentieth century and reached America by the 1930s. The technology of laminated timber enabled the manufacture of large, strong structural members from smaller pieces of wood which were glued together. Laminated timber was therefore an alternative to using old growth forests for the production of large timber members. Laminated timber was used as vertical columns and horizontal beams as well as curved or arched shapes in building construction and was also commonly used in building interiors and furniture.

According to the available records, construction of the Commonwealth Weaving Mills factory proceeded rapidly. A valuation of 19 June 1933 documented that a brick factory and offices with a corrugated fibro sawtooth roof, store and lunchrooms were built on the site by this time (Valuer-General, Valuation List, Waterloo, SRNSW 19/9457, No 788).

The 1936 Wise directory listed the Commonwealth Weaving Mills Ltd as towel manufacturers (Wise, Directory, 1936, p 346).

By 1940, the Commonwealth Weaving Mills was one of two major manufacturers of towels in Australia, producing the Dri-glo brand (Directory of Manufacturers of Australia, C E S Turner & Sons, Sydney and Melbourne, 1939-40, p 474).

A revised valuation of 18 September 1940 recorded that a brick bay with a corrugated fibro roof had been added to the factory (Valuer-General, Valuation List, Waterloo, SRNSW 19/9457, No 788).

By 1943, the earliest available aerial photograph shows how the site was completely covered with buildings by this time, except for the small building setback from Hayes Road and part of the land fronting Dunning Avenue at the southern part of the site. By this time, the northern end of the site had been developed boundary-to-boundary with eight sawtooth roofs running east-west between Dunning and Mentmore Avenues. The two building corners on Hayes Road are shown with projecting parapet walls. A similar line of wall appears to intersect the eastern portion of the sawtooth roof in this aerial, possibly relating to a feature removed when the roofs were later reclad (1943 Aerial photograph, SIX, LPI)

At the south end of the site, the 1943 aerial shows that three gabled roofs had been constructed by this time with the southern-most gabled roof extending across the full width of the site. All three gabled roofs have raised ridges for a monitor or clerestory, however the northern-most was of smaller dimensions. The two northern-most gabled roofs are shown as extending across only the eastern half of the site. A secondary building is shown on the land behind the two northern gabled buildings facing Dunning Avenue, with its ridge running north-south, perpendicular to the main gables. (1943 aerial photograph, SIX, LPI)

In 1945, the southern part of the site was transferred from Frederick Rose Ltd to Lyke-Nu Dry Cleaning Co Pty Ltd. Subsequently, this factory site was transferred in April 1950 to Consolidated Beverage Company Ltd for manufacturing aerated waters from approximately 1950-55. At that time, the property was known as 73-77 Mentmore Ave (City of Sydney, Street Cards, 73-77 Mentmore Avenue, Rosebery).

In April 1945, the northern Commonwealth Weaving Mills site was taken over by Bonds Industries Ltd, through agreement of the shareholders (SMH, 12 April 1945, p 5). Thereafter, the mills operated as a subsidiary of Bonds (SMH, 16 Feb 1946 p 9). Ownership of the site was not formally transferred by Dri-Glo Towels Pty Ltd (originally Commonwealth Weaving Mills Ltd) to Bonds Industries Ltd until 9 June 1949 (CT 4578 f 40).

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The 1949 aerial photograph records that the central southern gabled roof had been extended to the rear to the Dunning Avenue boundary, halving the length of the small building behind the northern-most gabled roof (1949 aerial photograph, City of Sydney). The external building form was otherwise unchanged from that shown in the 1943 aerial.

On 28 October 1949, builders Stuart Bros Pty Ltd applied for alterations with works valued at £8,000 (Lots 371/2, 385/6, Dunning Ave, Bonds, Street cards, NSCA). In October 1950, Bonds, and builder Stuart Bros Pty Ltd, completed the adaptation of the factory from a weaving mill to a manufacturing facility for nylon hosiery. Bonds also installed air conditioning in 1950.

The 1950 civic survey recorded that the southern part of the site was then occupied by Lyke-Nu Dry Cleaning Co and the northern part of the site by the Commonwealth Weaving Mills Ltd. Both are noted as single-storey buildings with the same footprint and setbacks as the 1949 aerial and currently. By 1956 the detail sheet survey records the change in use of the site to Bonds Industries Ltd for the northern part of the site and Consolidated Beverage Co Ltd for the southern part of the site. The building footprints are unchanged from the 1950 survey.

In 1960, the south part of the site was purchased by City Mutual Life Assurance Society Ltd. In 1963, the buildings were in use by York Motors, who installed a petrol tank and pump during this year (City of Sydney, Street Cards, 73-77 Mentmore Avenue, Rosebery).

On 19 July 1961, an application proposed alterations and additions at the south-west corner of the land by the Reader's Digest Association Pty Ltd for use as a stationery store (Dunning Ave & Hayes Rd, Bonds, Street cards, NSCA). An application to construct an office, factory and store building at an estimated cost of £120,000 was submitted on 2 November 1962 (Lots 371/2, 385/6, Dunning Ave, Bonds, Street cards, NSCA).

In 1963, the north part of the property was transferred to Union Carbide Australia Ltd on 1 February (CT 4578 f 40). This company produced chemicals and polymers. Union Carbide Australia applied on 28 February 1963 to use the buildings as a warehouse (Lots 371/2, 385/6, Dunning Ave, Bonds, Street cards, NSCA).

In December 1972, Union Carbide Australia purchased the remaining southern part of the site, although the land titles remained separate.

In 1974 a gate with an awning was added to the warehouse entrance. In 1982 a dock was constructed for the safe unloading of international standard containers.

In 1988, the property was transferred to Eveready Australia Pty Ltd on 15 May, then to Aristocrat Leisure industries Pty Ltd, poker machine manufacturers, on 6 April 1993 (CT 4578 f 40).

Minor alterations to the buildings during the late twentieth century are evident from the aerial photographs. Between 1991 and 1994, a portion of the northern sawtooth roof was modified to construct a loading dock on the Hayes Road frontage. Between 1994 and 2003 the asbestos roof cladding was replaced by corrugated metal.

Themes:	National theme	State theme	Local theme
	3. Economy	Commerce	Warehouses
	3. Economy	Technology	machinery
	3. Economy	Industry	Warehouses
	3. Economy	Industry	Activities associated with the n

**Designer:** Kaberry & Chard (northern buildings)

**Builder:** Stuart & Brothers (northern buildings)

**Year started:** 1933

**Year completed:** 1940

**Circa:** Yes

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**Physical description:** The northern factory buildings were constructed in 1933-1940 for Commonwealth Weaving Mills Ltd principally by builders, Stuart Brothers Ltd, to the design of the architects, Kaberry and Chard, and later adapted by Stuart Brothers in 1950 for Bonds Industries. The southern factory buildings were built in approximately 1933 for Frederick Rose.

The present complex comprises two main sections of connected buildings with perimeter brick walls. The northern section originally built for Commonwealth Weaving Mills is contained under eight joined sawtooth roofs. The southern section originally built for Frederick Rose is contained under three joined gabled roofs. All roofs run east-west spanning the block of land between Dunning and Mentmore Avenues, with the exception of a small gabled roof building on the Dunning Avenue frontage located behind the main northern gabled-roof building.

The large single-storey complex of buildings occupies half the block of land with two long street frontages to Dunning Avenue and Harcourt Parade and a shorter street frontage to Hayes Road. The northern building has a small setback from Hayes Road and no setbacks to Dunning and Mentmore Avenues. The southern buildings have sections with small setbacks from Dunning and Mentmore Avenues, and no side setbacks from either adjoining building.

The buildings demonstrate typical modular construction of inter-war factories with load-bearing brick walls around the perimeter of the site, timber and steel-framed structure and concrete slab floors.

The large open internal spaces of these spaces are evenly divided into bays by steel or timber columns supporting the interconnected sawtooth or gabled roofs. The gabled roofs are supported by timber columns, steel trusses and timber purlins, while the sawtooth roofs are supported by steel columns and trusses. Roof trusses are exposed internally. Southerly windows of the sawtooth roofs light the interiors of the northern section. The interiors of the southern gabled roof sections are lit by a clerestory along the ridge line and two levels of windows on the gable ends. The southern-most sawtooth-roofed bay is divided internally from the northern bays by an internal brick wall.

Windows are typically multi-paned timber windows for the gabled buildings and sets of vertically proportioned timber or later aluminium frames in the sawtooth roofed sections. Roof cladding, originally asbestos in some cases, is now corrugated metal.

The northern factory buildings demonstrate the typical large low-scale factory typology with a more architecturally distinctive office or showroom attached to the sawtooth factory. The office is located on the north-west corner of the site at the junction of Hayes Road and Dunning Avenue. The office design demonstrates characteristic features of the inter-war architectural style with stripped classical elements, including the faceted corner, pronounced entrance, main timber entrance door, stepped parapet concealing the roof form, engaged piers, moulded cornice and bracketed awning over the entrance.

Mentmore and Dunning Avenues have distinctive streetscapes formed by the repetition of modular building forms including eight sawtooth roofs in profile at the northern end and three gable ends at the southern end.

Category: Complex. Style: Inter-war with stripped classical elements. Storeys: 1. Façade: Painted brick. Roofs: Sawtooth and gable.

**Physical condition level:** Good

**Physical condition:** Brick walls have been painted. Wall has been partly rebuilt on the north-east corner.

**Archaeological potential level:** Not assessed

**Archaeological potential Detail:**

**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

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**Modification dates:** 30 June 1921

Certificate of title issued to Buzacott & Co Ltd for lots 371-386 of DP 7534

11 April 1933

Press article announced that Commonwealth Weaving Mills Ltd will build a new cotton weaving factory at Waterloo, as a single storey building, 260 feet by 160 feet, with a saw tooth roof

24 April 1933

Commonwealth Weaving Mills Ltd purchased lots 371-372, 385-386

7 June 1933

Certificate of title issued to Commonwealth Weaving Mills Ltd for lots 371-372, 385-386, DP 7534, bounded by Dunning Avenue, Hayes Road and Mentmore Ave

19 June 1933

Valuation of lots 371-372, 385-386, DP 7534 records the site contains a brick factory and offices with a corrugated fibro sawtooth roof, store and lunchrooms

18 September 1940

Valuation of the site records that a brick bay with a corrugated fibro roof had been added to the factory

9 June 1949

Dri-Glo Towels Pty Ltd (originally Commonwealth Weaving Mills Ltd) were taken over by Bonds Industries Ltd

28 October 1949

Application by Stuart Bros Pty Ltd for alterations with works valued at £8,000

October 1950

Bonds, and builder Stuart Bros Pty Ltd, completed the adaptation of the factory from a weaving mill to a manufacturing facility for nylon hosiery, including installation of air conditioning.

19 July 1961

Application for alterations and additions at south-west corner by Reader's Digest Association Pty Ltd to use as a stationery store

2 November 1962

Application for office, factory and store building with works valued at £120,000

1 February 1963

Union Carbide Australia Ltd purchased the site

28 February 1963

Union Carbide Australia Ltd proposed to use the site as a warehouse

1974

Gate with an awning added to the warehouse entrance

1982

Dock for the unloading of international standard containers constructed

15 May 1988

Sale of the site to Eveready Australia Pty Ltd registered on land title

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6 April 1993

Sale of the site to Aristocrat Leisure industries Pty Ltd registered on land title

1994-2003 (approx)

Asbestos roof cladding replaced by corrugated metal

8 December 2014

New use and works approved for whole block, including re-use of existing buildings as a child care centre, warehousing, industrial retail, light industrial, high tech industrial tenancies, food and drink premises, growers markets and associated works, car parking for 137 vehicles (D/2014/278)

**Recommended** Retain and conserve the buildings.

**management:**

A Heritage Assessment and Heritage Impact Statement should be prepared for the buildings prior to any major works being undertaken.

Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.

Consider removal of paintwork to formerly exposed external brick walls.

Maintain architectural detailing of the corner office building, original brickwork, multi-paned timber windows, timber entrance door, pattern of façade fenestration, sawtooth and gabled roof forms, the timber and steel-framed structure and other original or early building features.

Consider new uses for the buildings that will re-use and expose their industrial features to retain their former industrial character as an integral part of the new use. Alterations for a new use, including changes for compliance with Australian building standards, should allow the essential form of the buildings to remain readily identifiable.

**Management:** **Management category**  
Statutory Instrument

**Management name**  
List on a Local Environmental Plan (LEP)

**Further comments:** Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

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**Criteria a):** Built in approximately 1933-1940 for the major Australian towel manufacturers, the Commonwealth Weaving Mills, later Dri-Glo Towels Pty Ltd and Bonds Industries, and timber manufacturers, Frederick Rose, the two former factories represent the model industrial development of Rosebery during the inter-war period. The factories are historically significant for their connection to the Australian manufacturing of towels, hosiery and timber building supplies during the mid-twentieth century and as evidence of the formerly widespread textiles and building supplies industry in the City of Sydney.

**[Historical significance]**

The scale of the site and its buildings, associated with the other major Bonds factory in Camperdown, demonstrate the importance of the textiles industry in Sydney during the twentieth century.

The buildings provide evidence of one of Sydney's first planned suburbs, as some of the inter-war industrial buildings constructed on the Rosebery subdivision planned by John Sulman in 1911-20 as a model suburb for both housing and industry. The period, form, layout and use of the buildings record the original subdivision pattern and location of the planned industrial blocks between Botany Road and Primrose Avenue.

The former Commonwealth Weaving Mills and Fredrick Rose factories form part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

**Criteria b):** Both former factory buildings are associated with John Sulman and Richard Stanton, reflecting their plans and subdivision of 1911-20 for the area as a model suburb for industry and worker's housing. The northern buildings have significant associations with the major manufacturers of Dri-Glo towels and later hosiery, originally known as the Commonwealth Weaving Mills and subsequently Dri-Glo Towels Pty Ltd and Bonds Industries, from the 1930s to the 1950s. The southern buildings have early associations with the laminated timber manufacturer, Frederick Rose, until 1945. The combined site were also associated with Union Carbide, which produced chemicals and polymers, later during the twentieth century.

**[Historical association significance]**

**Criteria c):** The factory buildings represent a good example of a large low-scale industrial complex of southern Sydney from the inter-war period. The northern factory buildings demonstrate the industrial building typology which contains administrative and manufacturing in distinctly different building forms, including a single-storey, sawtooth-roof factory over a large area and a more architecturally distinctive office or showroom on the street frontage. The construction of both factory buildings represent early to mid-twentieth century industrial building techniques, employing repeated modular forms and timber structures to span large distances, and sawtooth roofs with side lantern windows and gabled roofs with clerestories to light large internal spaces.

**[Aesthetic/Technical significance]**

The northern buildings demonstrate the industrial work of noted architects Kaberry & Chard and builders Stuart & Brothers. The designs demonstrate typical features of inter-war style of architecture applied to utilitarian buildings including the heavy masonry construction, unadorned brick walls and multi-paned timber windows. The office building addressing the corner of Hayes Road and Dunning Avenue demonstrates characteristic elements of the inter-war stripped classical style with its faceted corner, pronounced entrance, main timber entrance door, stepped parapet concealing the roof form, engaged piers, moulded cornice and bracketed awning over the entrance.

The buildings on this site make important contributions to the streetscapes of Dunning and Mentmore Avenues and Hayes Road. The full-site coverage of buildings extending across half a block of land and three street frontages make the buildings visible in the round from a number of near and distant vantage points. The repetition of sawtooth and gabled roof profiles along Mentmore and Dunning Avenues, consistent materials and inter-war period of the buildings create distinctive and cohesive streetscapes along these two main avenues.

The buildings also form part of a consistent group of inter-war industrial buildings in Rosebery.

**Criteria d):** Social significance assessment requires further study to ascertain its value for the local community. The site may have value to the community for its connection to the widely-used Dri-Glo towels made at this site. The buildings on this site may also have social value to the community of former workers of the Commonwealth Industrial Mills, Bonds Industries and Frederick Rose factory.

**[Social/Cultural significance]**

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**Criteria e):** The buildings may offer research potential into the history of twentieth-century planning of model suburbs by  
[Research John Sulman and Richard Stanton.  
significance]

**Criteria f):**  
[Rarity]

**Criteria g):** The buildings represent a good example of a large low-scale industrial complex from the inter-war period and  
[Representative] the industrial development of the planned model suburb of Rosebery.

**Intactness/Integrity:** Relatively intact externally

References:	Author	Title	Year
	Dr Terry Kass	Industrial and warehouse buildings research - site history	2014
	Scott Cumming	Chimneys and Change: Post European Environmental Impact in	2004
	City of Sydney/ City Building Survey	City Building Surveyors Detail Sheets	1956
	City Plan Heritage	Heritage Report: 102-108, 85-151 Dunning Ave, Rosebery	2003
	Rod Howard Architects	Heritage Impact Statement (D/2009/522) report	2009

Studies:	Author	Title	Number	Year
	City Plan Heritage	City of Sydney Industrial & Warehouse Buildings Heritage	1	2014

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	1		DP	330260
	LOT	385		DP	7534
	LOT	372		DP	7534

**Latitude:**

**Longitude:**

**Location validity:**

**Spatial accuracy:**

**Map name:**

**Map scale:**

**AMG zone:**

**Easting:**

**Northing:**

Listing:	Name	Title	Number	ListingDate
	City of Sydney Industrial and Warehouse	Heritage study		

**Data entry:** Data first entered: 06/08/2014

Data updated: 20/05/2015

Status: Completed

**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

**Location:** 115-133 Dunning Avenue Rosebery 2018

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**Image:**



**Caption:** Corner Commonwealth Weaving Mills office building at the junction of Dunning Avenue and Hayes Road

**Copy right:** City of Sydney

**Image by:** Hui Wang

**Image date:** 29/10/2013

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345b0fa4b05f5194e9fa621dfe9bef001cc.JPG>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345b0fa4b05f5194e9fa621dfe9bef001cc.JPG](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345b0fa4b05f5194e9fa621dfe9bef001cc.JPG)

**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

**Location:** 115-133 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Dunning Avenue elevation of south section contained under gabled roofs

**Copy right:** City of Sydney

**Image by:** City Plan Heritage

**Image date:** 05/09/2013

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345550804b2d0f04ddab7571b0b0983730e.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345550804b2d0f04ddab7571b0b0983730e.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345550804b2d0f04ddab7571b0b0983730e.jpg)

**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

**Location:** 115-133 Dunning Avenue Rosebery 2018

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**Image:**



**Caption:** Dunning Avenue elevation of north section contained under sawtooth roofs

**Copy right:** City of Sydney

**Image by:** City Plan Heritage and JCIS Consultants

**Image date:** 05/09/2013

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345b8a10152f35d4d6dad697cf6a386403a.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345b8a10152f35d4d6dad697cf6a386403a.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345b8a10152f35d4d6dad697cf6a386403a.jpg)

**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

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**Image:**



**Caption:** Mentmore Avenue elevation of south section in three gabled bays

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 14/03/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345852d73e1978f4756a63fa1d5e6af7615.JPG>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345852d73e1978f4756a63fa1d5e6af7615.JPG](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345852d73e1978f4756a63fa1d5e6af7615.JPG)

**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

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**Image:**



**Caption:** Mentmore Avenue elevation of north section contained under sawtooth roofs

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 14/03/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34538e76b31ded94fd787b14a9c1b9348f6.JPG>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34538e76b31ded94fd787b14a9c1b9348f6.JPG](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34538e76b31ded94fd787b14a9c1b9348f6.JPG)

**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

**Location:** 115-133 Dunning Avenue Rosebery 2018

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**Image:**



**Caption:** New opening along south boundary wall, viewed from the adjoining former Westinghouse factory

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 25/07/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345742ce260248b410a8f13c354ec159f15.JPG>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345742ce260248b410a8f13c354ec159f15.JPG](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345742ce260248b410a8f13c354ec159f15.JPG)

**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

**Location:** 115-133 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Factory interiors of the south section contained under gable roofs

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 25/07/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345a8f28542ddb54a3693ad57c57d73e10b.JPG>

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**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

**Location:** 115-133 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Internal face of south section of the Mentmore Avenue elevation

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 25/07/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3458fac132684f04f4ca0fb19f13079d37b.JPG>

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**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

**Location:** 115-133 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Factory interiors of the north sawtooth-roofed section

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 25/07/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345132dfa840bbf4ad19aa8142399a5350b.JPG>

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**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

**Location:** 115-133 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** 1933 sketch of Commonwealth Weaving Mills building published in the Sydney Morning Herald

**Copy right:** Sydney Morning Herald

**Image by:** Sydney Morning Herald

**Image date:** 02/05/1933

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3455ebbd89fc844031aa070b50490802d7.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3455ebbd89fc844031aa070b50490802d7.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3455ebbd89fc844031aa070b50490802d7.jpg)

**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

**Location:** 115-133 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Frederick Rose factory production of laminated timber in 1940, possibly showing this site

**Copy right:** State Library of NSW

**Image by:** Sam Hood (hood\_10119)

**Image date:** 01/02/1940

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345bcbcd960af44c495ab39c5d6a92b8264f.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345bcbcd960af44c495ab39c5d6a92b8264f.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345bcbcd960af44c495ab39c5d6a92b8264f.jpg)

**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

**Location:** 115-133 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Frederick Rose factory production of laminated timber in 1940, possibly showing this site

**Copy right:** State Library of NSW

**Image by:** Sam Hood (hood\_10118)

**Image date:** 01/02/1940

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3458d7977e0ce0340e4b9c9afbeab40d967.jpg>

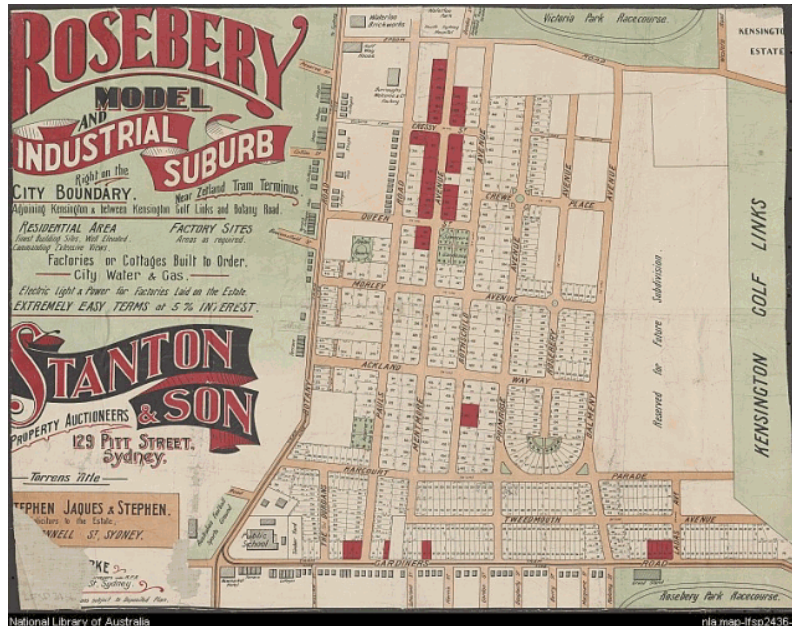
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**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

**Location:** 115-133 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Subdivision plan for the area from circa 1914 (Hayes shown as Ackland Way, Dunning as Pauls Road)

**Copy right:** National Library of Australia

**Image by:** Stanton & Son (ID 43586275)

**Image date:** 01/01/1914

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345afb2ac321af94f68b13a688f7fa8a412.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test345afb2ac321af94f68b13a688f7fa8a412.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345afb2ac321af94f68b13a688f7fa8a412.jpg)

**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

**Location:** 115-133 Dunning Avenue Rosebery 2018

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**Image:**



**Caption:** Extract of 1914 deposited plan (DP 7534) showing the original subdivision lots

**Copy right:** Land and Property Information

**Image by:** William Henry Howard, Surveyor

**Image date:** 05/03/1914

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345954228c7622d46d58b0fe3491d14384a.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test345954228c7622d46d58b0fe3491d14384a.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345954228c7622d46d58b0fe3491d14384a.jpg)

**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

**Location:** 115-133 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** 1943 aerial of the area showing the buildings constructed by this time on the subject site circled

**Copy right:** Lands and Property Information, SIX Maps

**Image by:** RTA

**Image date:** 01/01/1943

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345e426f9e0440140d890e5bf9fe12e75d8.jpg>

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**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

**Location:** 115-133 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** 1949 aerial showing the buildings constructed by this time

**Copy right:** City of Sydney archives

**Image by:** City of Sydney

**Image date:** 15/12/1949

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3455cff9df4142a420e8f5c24b948683218.jpg>

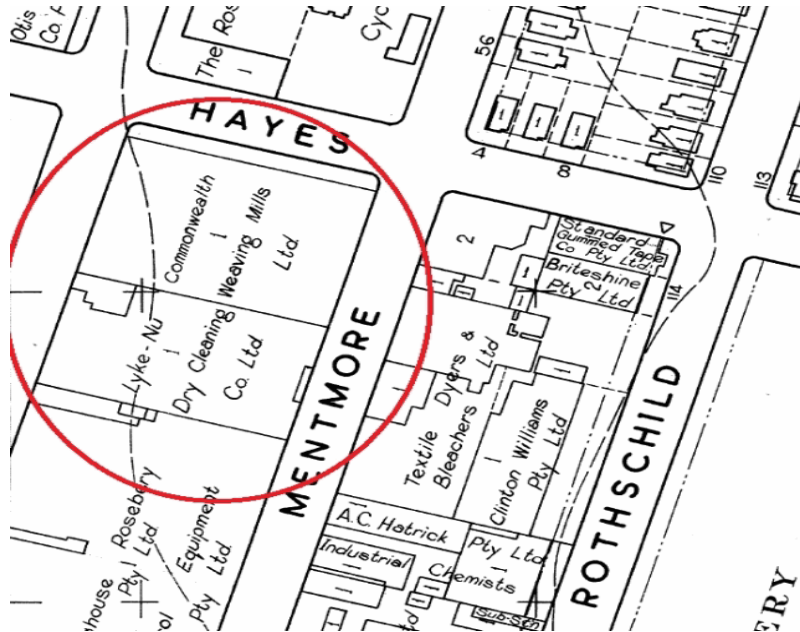
**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3455cff9df4142a420e8f5c24b948683218.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3455cff9df4142a420e8f5c24b948683218.jpg)

**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

**Location:** 115-133 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** 1950 civic survey showing the building footprints and industries at this time

**Copy right:** City of Sydney archives

**Image by:** City of Sydney

**Image date:** 01/01/1950

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345eeb0294f04834c9e945a242229586785.jpg>

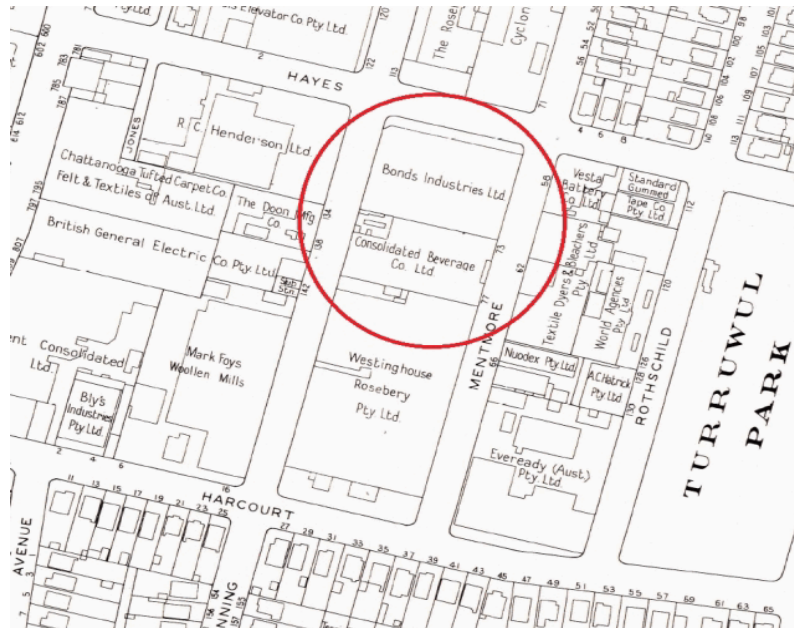
**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345eeb0294f04834c9e945a242229586785.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345eeb0294f04834c9e945a242229586785.jpg)

**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

**Location:** 115-133 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** 1956 detail sheet showing the subject building footprints and industrial uses at this time

**Copy right:** City of Sydney archives

**Image by:** City Building Surveyors Department, City of Sydney

**Image date:** 01/01/1956

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345980c62688a754058a51aa86055f82f28.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test345980c62688a754058a51aa86055f82f28.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345980c62688a754058a51aa86055f82f28.jpg)

**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

**Location:** 115-133 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Current aerial photograph showing the subject site circled

**Copy right:** City of Sydney

**Image by:** City of Sydney

**Image date:** 01/01/2011

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345d9c54ee401844c2c930ade5f5dc37478.jpg>

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**Item name:** Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

**Location:** 115-133 Dunning Avenue Rosebery 2018

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**Image:**



**Caption:** 1940s advertising for Dri-Glo towels made at this site

**Copy right:** Women's Weekly

**Image by:** Women's Weekly

**Image date:** 30/06/1945

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345966be71019b84d49b0c39512ad99ab2a.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345966be71019b84d49b0c39512ad99ab2a.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345966be71019b84d49b0c39512ad99ab2a.jpg)

# Inventory 40

**Item name:** Former Otis Elevator Co. factory including interiors

**Location:** 120 Dunning Avenue Rosebery 2018

Sydney

**Address:** 120 Dunning Avenue

**Planning:** Sydney South

**Suburb/nearest town:** Rosebery 2018

**Local govt area:** Sydney

**Parish:** Alexandria

**State:** NSW

**County:** Cumberland

**Other/former names:** Waygood-Otis (Australasia) Pty Ltd, Otis Elevator Company Pty Ltd, Waygood-Otis Lifts

**Area/group/complex:**

**Group ID:**

**Aboriginal area:** Eora

**Curtilage/boundary:** As described in Sydney Local Environmental Plan

**Item type:** Built

**Group:** Manufacturing and Processing

**Category:** Other - Manufacturing & Processing

**Owner:** Multiple Owners

**Admin codes:**

**Code 2:**

**Code 3:**

**Current use:** Commercial and retail (fashion)

**Former uses:** Industrial (elevators)

**Assessed significance:** Local

**Endorsed significance:**

**Item name:** Former Otis Elevator Co. factory including interiors

**Location:** 120 Dunning Avenue Rosebery 2018

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**Statement of significance:** Built in 1924 for the major international elevator manufacturers, Waygood-Otis Elevators, the former factory represents the model industrial development of Rosebery during the inter-war period. The factory is historically significant for its connection to the Australian manufacturing of elevators and escalators during the mid-twentieth century and as evidence of the formerly widespread engineering industry of Rosebery.

The association of the building with Waygood-Otis and Otis Elevators provides evidence of the twentieth-century operations of one of the largest manufacturers of hydraulically and electrically powered lifts in Australia. Originally founded in New York, the company were pioneers in developing elevator technology following the 1852 invention by the company founder, Elisha Otis, of the 'safety elevator'. Otis made elevators for a number of the landmark engineering accomplishments world-wide including the Eiffel Tower, Empire State Building, the Statue of Liberty and London Underground.

As the place where Otis elevators were made for Australian buildings from the 1920s to the 1950s, the site represents major technological advancements of the twentieth century in electrically-powered lifts. The site is associated with the fundamental changes this technology brought for Australia's cities by enabling the construction of taller buildings and faster transportation of people and goods. This included the 1920s buildings of the two David Jones Sydney city stores, Canberra's new Parliament House, the new Anthony Hordern's retail emporium at Brickfield Hill and the new Milsons Point railway station, and later, the 1939 AWA tower, Sydney's tallest structure of the time, where Otis elevators or escalators were installed. The installation of Otis lifts in Sydney and Canberra's buildings also symbolised progress for the time, as demonstrated by David Jones' marketing during the 1930s which proudly promoted the science, safety and number of their Otis lifts at their Sydney city stores.

Historically, the building is also significant for its connection to the growing industrial action of Sydney factory workers during the inter-war period. This factory is associated with strikes by Waygood Otis' factory workers because of controversial 'stop watch' management techniques used during the 1930s, which triggered parliamentary debates about Australian industrial standards and working practices of foreign companies in Australia circumventing import tariffs.

The building provides evidence of one of Sydney's first planned suburbs, as one of the earliest surviving industrial buildings constructed on the Rosebery subdivision planned by John Sulman in 1911-20 as a model suburb for both housing and industry. The period, form, layout and use of the building records the original subdivision pattern and location of two of the planned industrial blocks between Botany Road and Primrose Avenue. It is the only inter-war industrial building from the model suburb development of this period surviving on the west side of Dunning Avenue and along the north side of Hayes Road west of Dunning Avenue.

The site may have value to the community for its connection to the well-known Otis elevators used in notable buildings and more broadly in Sydney and the wider region, especially the elevators from the inter-war period, which were a mark of technological achievement and progress for their time. The building may also have social

**Item name:** Former Otis Elevator Co. factory including interiors

**Location:** 120 Dunning Avenue Rosebery 2018

Sydney

value as the former workplace or site of strikes for the community of former workers of Waygood-Otis and Otis Elevators Co.

The Otis Elevators building represents a good example of a two-storey industrial building of southern Sydney from the inter-war period. The building demonstrates a different industrial building typology to that typically found in Rosebery and Alexandria through its interconnected gabled roof form and two-storey scale, rather than the more common typology of sawtooth-roofed single-storey factory and architecturally distinctive office or showroom.

The building design exhibits characteristic features of the inter-war stripped classical architectural style applied to a utilitarian building, including the heavy masonry construction, parapeted gables, pronounced symmetry of facades, vertical emphasis, pilasters dividing facades into bays, and pattern of vertically proportioned openings. The decoration concentrated around the emphatic, centrally-placed entrance with moulded entablature, surrounds and multi-paned fanlight in the south bay on Dunning Avenue is also characteristic of this style. The curved concrete hood addition to this entrance is typical of the functionalist style. The structure and industrial character of the building is exposed on its northern elevation where the third gabled-roof bay was demolished.

The building makes an important contribution to the streetscapes of Dunning Avenue and Hayes Road. With its prominent corner position, large building footprint, no building setbacks, two-storey height, pattern of brick bays and striking paired gable ends, the building is a distinctive landmark in the local neighbourhood, which is visible in the round from a number of near and distant vantage points. While of a different scale and configuration, the materials, period and style of the building mirror the opposite corner buildings on the eastern side of Dunning Avenue.

The building forms part of a group of inter-war industrial buildings between Botany Road and Mentmore Avenue, which give the area a distinct and cohesive character.

The former Otis Elevators factory forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

The building is of local heritage significance in terms of its historical, association, aesthetic and representative values.

**Item name:** Former Otis Elevator Co. factory including interiors

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**Historical notes of provenance:**

Early development of the locality:

This site forms part of the land of the Gadigal people, the traditional custodians of land within the City of Sydney council boundaries. For information about the Aboriginal history of the local area see the City's Barani website: <http://www.sydneybarani.com.au/>

The suburb of Rosebery was once part of a vast sand dune system covered by heath, low scrub, creeks and freshwater wetlands that dominated the landscape of the southern suburbs of Sydney. It provided habitat for a range of fauna such as birds, fish and eels, and was a good food source for the Gadigal, the local Aboriginal people.

The land that today incorporates the areas of Alexandria, Waterloo, Zetland and Rosebery was originally one large estate. Originally granted to former convict and public servant William Hutchinson in 1823, the estate, its buildings and water mill, were then sold to Daniel Cooper and Solomon Levy in 1825 before Cooper became its sole owner in 1833.

The land of the Cooper Estate was progressively subdivided into small acreages and sold from 1872.

Before the development of Rosebery into a residential and industrial estate, the suburb was popular for its racecourse which opened in 1906.

The suburb of Rosebery derives its name from Archibald Primrose, Earl of Rosebery and Prime Minister of England from 1894-95, who visited Sydney in 1883-84. Many of the street names of Rosebery are associated with British parliamentarians including Morley Avenue, Crewe Place and Asquith Avenue.

The Rosebery Estate was planned as a model industrial suburb by John Sulman and developed by Stanton and Sons between 1911 and 1920. The land was purchased for £24,000 in 1912 by the Town Planning Company of Australia, as part of 273 acres of the Waterloo Estate. John Sulman exhibited his design for Rosebery in the Town Planning Association of NSW exhibition in 1913. Most lots were still vacant until 1924, possibly due to the outbreak of World War I.

Based on the garden suburb model, Rosebery was planned as 'model factories and model homes' with detached housing for workers located close to industrial employment sites. Sulman's plan incorporated residential, commercial and industrial facilities as well as recreational and community facilities. Similarly to Dacey Gardens which was also planned by John Sulman, Rosebery was one of the first planned suburbs in Sydney, and amongst the earliest inter-war garden suburbs.

Secondary industries declined in the area from the 1970s as industry expanded to the outer suburbs.

**Industrial history:**

As one of only two major centres for historic Australian industry during the period when industry was centred in cities, Sydney's industrial development is part of the national history of industrialisation. Australia's industrialisation formed part of the 'second industrial revolution' which began during the mid-nineteenth century. This second revolution was driven by major technological innovations including the invention of the internal combustion engine and the assembly line, development of electricity, the construction of canals, railways and electric-power lines.

Sydney's twentieth century industrial development records when and how Sydney became one of the largest industrialised cities in the South Pacific and the diversification of Australia's economy beyond primary industry. Together with Melbourne, Sydney's twentieth century industrial boom expanded Australia's economy from the 'sheep's back' to the 'industry stack' or from primary production to manufacturing. By 1947 more Australians were working in city industries than in farms or mines.

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Sydney's industrial development not only impacted on the national economy. Twentieth-century industry in Sydney also played a major role in developing Australia's self-sufficiency, growth, urbanisation, society and its contribution to the war effort for World War II. Sydney's industrial development has affected the lives of many Australians directly and indirectly, whether through the number of workers employed, goods and technology produced, the prosperity it engendered, or the social change and urban environments it generated.

#### Site history:

Waygood-Otis (Australasia), later named Otis Elevator, was one of the largest manufacturers of hydraulically and electrically powered lifts in Australia. It manufactured all parts for hydraulic and electric lifts including the cars, doors, enclosures, door closers, door checks, gates and gears (Directory of Manufacturers of Australia, C E S Turner & Sons, Sydney and Melbourne, 1939-40, p 274-6). The factory built in Rosebery in 1924 was a key part in establishing the Waygood-Otis manufacturing network in Australia. Waygood-Otis provided lifts for a number of significant Australian buildings throughout the twentieth century.

Originally founded in New York in 1853, Otis Elevator Company was a pioneer in the field of elevation. In 1852 the company founder Elisha Otis invented the 'safety elevator', which used a special mechanism to lock the elevator car in place should the hoisting ropes fail. Passenger lifts, both hydraulic and electrically-powered, were fundamental to enabling construction of high-rise buildings, originally in the United States, and eventually world-wide. Otis made elevators for a number of the landmark and innovative buildings including the Eiffel Tower, Empire State Building, the Statue of Liberty and London Underground. In Australia, they were also involved in the construction of the Sydney Harbour Bridge. (National Library of Australia, Debbie Rudder, 2004, <http://trove.nla.gov.au/work/192442936?q=otis&c=picture&versionId=210451924>)

In Australia, the company initially acted as an importer of Waygood-Otis lifts. It moved into manufacturing these lifts in 1924 when it opened its new factory at Rosebery (C Forster, Industrial Development in Australia 1920-1930, Australian National University, Canberra, 1964, p.120).

A certificate of title was issued for the subject land to Waygood-Otis (Australasia) Pty Ltd on 13 December 1923 (CT 3540 f 96). This land comprised lots 342 and 343 of DP 7534, located at the corner of Hayes Road and Dunning Avenue.

These lots formed part of John Sulman's and Richard Stanton's subdivision for a model suburb for industry and workers housing. The undated subdivision plan from approximately 1914 was named the 'Rosebery model and industrial suburb'. The deposited plan for this subdivision was surveyed on 5 March 1914 (DP 7534). These plans show that Hayes Road was initially named Ackland Way and Dunning Avenue was formerly Pauls Road.

The building was constructed on two of the original industrial allotments of this subdivision, comprising lots 342-343. Later surveys from the 1950s show that the company developed all lots on the north side of Hayes Road between Botany Road and Dunning Avenue, also including the adjacent lot 344 to the west on the corner of Hayes Road and Jones Lane and two half-width lots 327-328 fronting Botany Road. These industrial lots on Hayes Road were larger than residential lots, however were not overly large. Most industrial buildings like the subject building were constructed over multiple lots.

The industrial lots typically measured approximately 100 feet wide and 130-140 feet deep. In the original plan, industrial lots of these larger dimensions were located on the land between Epson Road to the north, Harcourt Parade to the south, the lanes behind Botany Road to the west and Primrose Avenue to the east. Further east, the plan laid out residential lots distinguished by their narrower measurements generally of 30-40 feet wide and 130-150 feet deep (Inheritance, Heritage Assessment Report of the Rosebery Estate, 2006).

Waygood-Otis (Australasia) Pty Ltd was first listed in 1925 in the Sands directory, located on the north side of Hayes Road near Dunning Avenue (Sands, Directory, 1925, p 750).

During the 1920s and 1930s, the firm installed elevators in numerous notable buildings and transport sites in

**Item name:** Former Otis Elevator Co. factory including interiors

**Location:** 120 Dunning Avenue Rosebery 2018

Sydney

Sydney and Canberra. In 1924, the firm installed escalators and elevators at the new Milsons Point railway station (Evening News, 28 July 1924, p 1). It won the contract to install lifts in the new Parliament House, Canberra (Construction and Local Government Journal, 24 March 1926, p 18). Its elevators were installed in the new Anthony Hordern's retail emporium at Brickfield Hill, as well as the new David Jones store in Elizabeth and Market Streets opened in 1927 (SMH, 3 Aug 1926, p 4; 26 Nov 1927, p 11). In 1937, Otis lifts were installed in the AWA tower, the tallest structure in Sydney for its time and a landmark of technological progress when it was completed in 1939.

The land valuation on 15 December 1931 for the subject lots 342-344 of DP 7534 (2 Hayes Road) showed the site was owned by Waygood-Otis (Australasia) Pty Ltd. The valuation records that the site was occupied by a double-fronted cottage of 4 rooms with a tile roof, a brick factory, and offices with a garage and storeroom (Valuer-General, Valuation List, Waterloo, SRNSW 19/9458, No 1568).

By the next valuation on 26 March 1936, the factory had been enlarged and a shed added (Valuer-General, Valuation List, Waterloo, SRNSW 19/9458, No 1568).

In 1936, the company's Sydney workers went on strike. The strike triggered press articles and debate in Federal Parliament about Australian industrial standards and working practices of foreign companies in Australia, and associated issues with circumventing import tariffs (Kalgoorlie Miner, 4 May 1936, p3). Newspaper reports indicated that Waygood-Otis then employed 40 or 50 men in Sydney at the time of the strikes. The strikes were opposing the speeding-up tactics imported from America where stop-watches were used to count time worked and deduct time not worked from salaries. The Federal government reportedly did not intervene because Waygood-Otis was a foreign firm that did not need to abide by Australian industry standards (Mudgee Guardian and North-Western Representative, 1 June 1936, p 8).

In 1940, there were only two manufacturers of escalators and elevators in Australia: Standard-Waygood Ltd, at 16 Barrack Street Sydney, and Waygood-Otis (Australasia) Pty Ltd, at Dunning Avenue, Waterloo (Directory of Manufacturers of Australia, C E S Turner & Sons, Sydney and Melbourne, 1939-40, p 159).

In 1942, a newly-constructed building for Waygood-Otis was photographed, located on the western part of the larger site fronting Botany Road. This Botany Road building was later demolished between 1994 and 1998. The photograph also shows the subject building on Hayes Road in the background. The west gable end of the southern bay of the subject building is evident in this photo. The upper level appears to be painted. A single-storey wing with parapet wall is also shown attached to the west end of the subject building, which was subsequently demolished between 1979 and 1984.

The 1943 and 1949 aerial photographs also record the Waygood-Otis buildings located on northern Hayes Road during this period. They document how the subject building previously comprised three bays of joined gabled roofs running east-west, occupying the full two land parcels. They also show the other former buildings then located on the Waygood-Otis site, including the single-storey wing to the west of the subject building and the Botany Road building shown in the 1942 photograph. Other buildings recorded on the site in the 1949 aerial include a sawtooth-roofed building facing Jones Lane with a south wing extending to Hayes Road, and a detached hipped roof building on the corner of Jones Lane and Hayes Road. Only the subject building and the sawtooth-roofed building on Jones Lane remain from these earlier Waygood-Otis buildings.

As a large manufacturer capable of undertaking complex tasks, Waygood-Otis produced machine tools for the war effort in the 1940s. In 1945, it had six machine tools on loan from the Commonwealth government for that purpose (Australian Munitions Digest, 1945, CRS A5954, Item 487/1, Chap 6, App II, p 10).

The 1945 workplace survey showed Waygood-Otis, at Hayes Road, Rosebery, continued in the business of engineering (SRNSW 7/6848).

The company name was changed to Otis Elevator Company Pty Ltd, as shown on the valuation card on 19 May 1949 (Valuer-General, Valuation List, Waterloo, SRNSW 19/9458, No 1568). The company published

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announcements of its new name in Australian papers in the same year, which described the company then as the largest lift company in Australia. These announcement also stated that the existing link with London's Waygood-Otis Ltd would remain unaltered and close liaison with New Yorks' Otis Elevator Co maintained (The West Australian, 26 May 1949, p25).

The company submitted a number of applications proposing alterations during the 1950s. On 10 October 1950, the company applied to erect a building to use as a storeroom for its printing department. On 9 March 1951, Otis Elevator Company applied to extend its office accommodation. On 9 April 1951, they proposed further alterations and additions with works valued at £2,500 (2 Hayes Road, Rosebery, Street Cards, NSCA).

The 1950 and 1956 surveys record the Otis Elevators site, which then extended along Hayes Road from Botany Road to Dunning Avenue. These surveys show that the building footprints matched the 1949 aerial photograph. The 1950 survey appears to contain an error where one sheet shows the subject building as single storey, and the other sheet records the building as two storey.

In 1957, the property was transferred to Service Industries Pty Ltd on 29 July (CT 3540 f 96). Shortly before this change in ownership, Service Industries Pty Ltd applied on 30 May 1957 to erect partitions and use the property for woodworking, spray painting, general storage, offices and showroom (2 Hayes Road, Rosebery, Street Cards, NSCA).

On 21 July 1960, the Masonite Corporation (Aust) Pty Ltd proposed to erect an exhibition cottage worth £3,500 on the site (120-122 Dunning Ave, Street Cards, NSCA). On 9 September 1960, Masonite Corporation proposed alterations and additions worth £25,000, followed by a proposal to build a display foyer worth £2,300 on 13 September 1960. Further additions valued at \$18,960 were proposed on 9 December 1966 (120-122 Dunning Ave, Street Cards, NSCA). These works may have included the construction of the functionalist-style concrete hood over the Hayes Road entrance.

In 1981, the property was transferred to Law Land Australia Pty Ltd on 30 April (CT 3540 f 96). On 21 February 1984, a transfer to the Government Insurance Office of New South Wales was registered on the land title. Ownership was then transferred to GIO Life Ltd on 25 November 1992 (CT 3540 f 96).

During the 1990s, the former factory was leased to the Minister for Agriculture and Rural Affairs (CT 3540 f 96).

In 2009, the building was converted in use for clothing design, production, storage, distribution and sale. Offices were established on the first floor. Between 2008 and 2011, the northern gabled roof bay of the building was demolished for car parking and loading bays.

**Themes:** National theme

3. Economy

3. Economy

State theme

Industry

Technology

Local theme

Warehouses

Elevator

**Designer:** Unknown

**Builder:** Unknown

**Year started:** 1923

**Year completed:** 1924

**Circa:** Yes

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**Physical description:** The building was constructed in 1924 for manufacturing elevators and escalators for Waygood-Otis Elevators. The building comprises a two-storey building constructed of brick walls contained under two connected gable roofs with parapet walls at the east and west ends following the gabled roof profile. Located on a corner site with two street frontages, the building has no setback from Dunning Avenue or Hayes Road. The brick walls are exposed on the Hayes Road facade and part of the west facade and painted on the Dunning Avenue facade.

The building is designed in the inter-war stripped classical style. It exhibits typical characteristics of this style applied to a utilitarian building including the heavy masonry construction, parapeted gables, pronounced symmetry of facades, vertical emphasis, pilasters dividing facades into bays, and pattern of vertically proportioned openings. Most windows have been replaced. The decoration concentrated around the emphatic, centrally-placed entrance with moulded entablature, surrounds and multi-paned fanlight in the south bay on Dunning Avenue is also characteristic of this style. The curved concrete hood addition to this entrance is typical of the functionalist style.

The building makes an important contribution to the streetscapes of Dunning Avenue and Hayes Road. With its prominent corner position, large building footprint, no building setbacks, two-storey height, pattern of brick bays, emphatic Dunning Road entrance and paired gable ends, the building is a distinctive landmark in the local neighbourhood, which is visible in the round from a number of near and distant vantage points. The structure and industrial character of the building is further exposed on its northern elevation where the third gabled-roof bay was demolished. While of a different scale and configuration, the materials, period and style of the building mirror the opposite corner buildings on the eastern side of Dunning Avenue.

The building has been converted to new uses and with some alterations to the ground floor entrances on Hayes Road, windows generally, brick finishes on Dunning Avenue and demolition of the northern gabled bay. Despite these alterations, the building retains its overall architectural integrity as a recognisable industrial building from the inter-war period.

Internally, the roof, foundations and floor structures have not been inspected by the authors.

Category: Individual building. Style: Inter-war stripped classical. Storeys: Two. Front facade: Painted brick. Rear/Side facades: Exposed brick and painted brick. Roof cladding: Corrugated iron.

**Physical condition level:** Good

**Physical condition:**

**Archaeological potential level:** Not assessed

**Archaeological potential Detail:**

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**Modification dates:** Dunning Avenue facade has been painted and ground floor windows on the Hayes Road elevation replaced.

Timeline for of known dates for other changes to this site:

13 December 1923

Certificate of title issued to Waygood-Otis (Australasia) Pty Ltd for lots 342 and 343, DP 7534

1925

Waygood-Otis (Australasia) Pty Ltd appears for the first time in the Sands directory on north side of Hayes Road near Dunning Avenue

15 December 1931

Valuation of lots 342-344 DP 7534, owned by Waygood-Otis (Australasia) Pty Ltd, with the address of 2 Hayes Road, records the site as occupied by a double fronted cottage of 4 rooms with tile roof, brick factory and offices, garage, storeroom

26 March 1936

Factory enlarged and shed added

1943 & 1949

Aerial photographs show the subject building contained under three joined gable roofs, and other buildings located on Waygoo- Otis site

10 October 1950

Application to erect building to use as storeroom for printing department

9 March 1951

Application for extension to office accommodation

9 April 1951

Alterations and additions at an estimated cost of £2,500

30 May 1957

Application by Service Industries Pty Ltd to erect partitions and use for woodworking, spray painting, general storage, offices and showrooms

29 July 1957

Service Industries Pty Ltd purchased the site

21 July 1960

Application from Masonite Corporation (Aust) Pty Ltd to erect exhibition cottage at an estimated cost of £3,500

9 September 1960

Application from Masonite Corporation (Aust) Pty Ltd for alterations and additions with works valued at £25,000

13 September 1960

Application from Masonite Corporation (Aust) Pty Ltd for display foyer with works valued at £2,300

13 April 1961

Application by Service Industries Pty Ltd for additions and alterations to use for storing hardboard

21 January 1964

Application from Fletcher Constructions for alterations to door opening with works valued at £1,300

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9 December 1966

Additions with works valued at \$18,960

19 December 1980

Application by Copeland Developments Limited for remodelling and maintenance work

30 April 1981

Law Land Australia Pty Ltd purchased the site

7 May 1981

Application by Copeland Developments Pty Ltd to remodel industrial premises

9 November 1983

Lease to TNT Management Pty Ltd, to expire 29 February 1988

21 February 1984

Sale to Government Insurance Office of New South Wales registered on land title

19 September 1990

Lease to Minister for Agriculture and Rural Affairs expiring on 31 January 1995 registered on land title

25 November 1992

Sale to GIO Life Ltd registered on land title

30 July 1993

Lease to Minister for Agriculture and Rural Affairs expiring on 26 June 2001 registered on land title

2009 (approx)

Building use converted to clothing design, production, storage, distribution and sale, with offices on the first floor

Between 2008 and 2011 (approx)

Northern gabled roof bay of the building demolished for car parking and loading bays

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**Recommended management:** The building should be retained and conserved.

A Heritage Assessment and Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.

All conservation, adaptive reuse and future development should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter).

Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.

Maintain the original gabled roofs, brickwork, openings, Dunning Avenue entrance and surrounds and other original or early architectural detailing.

Do not paint, seal or render unpainted brick walls. Consider removal of paint to formerly unpainted external walls.

For repainting, use a colour scheme appropriate to the inter-war period of the building, which highlights its decorative details in different tones.

Consider new uses for the building that will re-use and expose its industrial features to retain its former industrial character as an integral part of the new use. Alterations for a new use, including changes for compliance with Australian building standards, should allow the essential form of the building to remain readily identifiable.

**Management:** **Management category**  
Statutory Instrument

**Management name**  
List on a Local Environmental Plan (LEP)

**Further comments:** Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management

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**Criteria a):** Built in 1924 for the major international elevator manufacturers, Waygood-Otis Elevators, the former factory represents the model industrial development of Rosebery during the inter-war period. The factory is historically significant for its connection to the Australian manufacturing of elevators and escalators during the mid-twentieth century and as evidence of the formerly widespread engineering industry of Rosebery.

The association of the building with Waygood-Otis and Otis Elevators provides evidence of the twentieth-century operations of one of the largest manufacturers of hydraulically and electrically powered lifts in Australia. Originally founded in New York, the company were pioneers in developing elevator technology following the 1852 invention by the company founder, Elisha Otis, of the 'safety elevator'. Otis made elevators for a number of the landmark engineering accomplishments world-wide including the Eiffel Tower, Empire State Building, the Statue of Liberty and London Underground.

As the place where Otis elevators were made for Australian buildings from the 1920s to the 1950s, the site represents major technological advancements of the twentieth century in electrically-powered lifts. The site is associated with the fundamental changes this technology brought for Australia's cities by enabling the construction of taller buildings and faster transportation of people and goods. This included the 1920s buildings of the two David Jones Sydney city stores, Canberra's new Parliament House, the new Anthony Hordern's retail emporium at Brickfield Hill and the new Milsons Point railway station, and later, the 1939 AWA tower, Sydney's tallest structure of the time, where Otis elevators or escalators were installed. The installation of Otis lifts in Sydney and Canberra's buildings also symbolised progress for the time, as demonstrated by David Jones' marketing during the 1930s which proudly promoted the science, safety and number of their Otis lifts at their Sydney city stores.

Historically, the building is also significant for its connection to the growing industrial action of Sydney factory workers during the inter-war period. This factory is associated with strikes by Waygood Otis' factory workers because of controversial 'stop watch' management techniques used during the 1930s, which triggered parliamentary debates about Australian industrial standards and working practices of foreign companies in Australia circumventing import tariffs.

The building provides evidence of one of Sydney's first planned suburbs, as one of the earliest surviving industrial buildings constructed on the Rosebery subdivision planned by John Sulman in 1911-20 as a model suburb for both housing and industry. The period, form, layout and use of the building records the original subdivision pattern and location of two of the planned industrial blocks between Botany Road and Primrose Avenue. It is the only inter-war industrial building from the model suburb development of this period surviving on the west side of Dunning Avenue and along the north side of Hayes Road west of Dunning Avenue.

The former Otis Elevators factory forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

**Criteria b):** The building has significant associations with one of the largest manufacturers of hydraulically and electrically powered lifts in Australia, Waygood-Otis Elevator, later the Otis Elevator Company, from 1924-1957, and associated installation of their lifts and escalators in notable Sydney and Canberra buildings during this period.  
**[Historical association significance]** From the 1920s, this included the two David Jones Sydney city stores, Canberra's new Parliament House, the new Anthony Hordern's retail emporium at Brickfield Hill, Milsons Point railway station and the 1939 AWA tower, Sydney's tallest structure of the time.

The building is also associated with John Sulman and Richard Stanton, reflecting their plans and subdivision of 1911-20 for the area as a model suburb for industry and worker's housing.

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**Criteria c):** The Otis Elevators building represents a good example of a two-storey industrial building of southern Sydney from the inter-war period. The building demonstrates a different industrial building typology to that typically found in Rosebery and Alexandria through its interconnected gabled roof form and two-storey scale, rather than the more common typology of sawtooth-roofed single-storey factory and architecturally distinctive office or showroom.

The building design exhibits characteristic features of the inter-war stripped classical architectural style applied to a utilitarian building, including the heavy masonry construction, parapeted gables, pronounced symmetry of facades, vertical emphasis, pilasters dividing facades into bays, and pattern of vertically proportioned openings. The decoration concentrated around the emphatic, centrally-placed entrance with moulded entablature, surrounds and multi-paned fanlight in the south bay on Dunning Avenue is also characteristic of this style. The curved concrete hood addition to this entrance is typical of the functionalist style. The structure and industrial character of the building is exposed on its northern elevation where the third gabled-roof bay was demolished.

The building makes an important contribution to the streetscapes of Dunning Avenue and Hayes Road. With its prominent corner position, large building footprint, no building setbacks, two-storey height, pattern of brick bays, emphatic Dunning Road entrance and paired gable ends, the building is a distinctive landmark in the local neighbourhood, which is visible in the round from a number of near and distant vantage points. While of a different scale and configuration, the materials, period and style of the building mirror the opposite corner buildings on the eastern side of Dunning Avenue.

The building forms part of a group of inter-war industrial buildings between Botany Road and Mentmore Avenue, which give the area a distinct and cohesive character.

**Criteria d):** Social significance requires further study to ascertain its value for the local community. The site may have value to the community for its connection to the well-known Otis elevators used in notable buildings and more broadly in Sydney and the wider region, especially the elevators from the inter-war period, which were a mark of technological achievement and progress for their time. The building may also have social value as the former workplace or site of strikes for the community of former workers of Waygood-Otis and Otis Elevators Co.

**Criteria e):** The building may offer research potential into the history of twentieth-century planning of model suburbs by John Sulman and Richard Stanton.

**[Research significance]**

**Criteria f):** The building is rare locally as the only inter-war industrial building from the model Rosebery suburb development of this period surviving on the west side of Dunning Avenue and along the north side of Hayes Road west of Dunning Avenue. It is also one of the earliest surviving industrial buildings constructed on the Rosebery subdivision planned by John Sulman and Richard Stanton between 1910-1920 as a model suburb for both housing and industry.

**[Rarity]**

**Criteria g):** The building represents a good example of a two-storey industrial building of southern Sydney from the inter-war period, exhibiting typical architectural features of the inter-war stripped classical style applied to a utilitarian building.

**[Representative]**

**Intactness/Integrity:** Relatively intact externally

**Item name:** Former Otis Elevator Co. factory including interiors

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References:	Author	Title	Year
	Dr Terry Kass	Industrial and warehouse buildings research - site history	2014
	RTA	Aerial Photographs of Sydney May-June 1943.	1943
	City of Sydney	Aerial Survey of the City of Sydney	1949
	City of Sydney/ City Building Surveyors	City Building Surveyors Detail Sheets	1956
	Scott Cumming	Chimneys and Change: Post European Environmental Impact in	2004
	Frances Pollon	The book of Sydney suburbs	1996
	Stanton & Son	Rosebery Model and Industrial Suburb: right on the city bound	1911
	Elmark & Burton	1901 Subdivision Plan of Rosebery	1901
	The Canberra Times	Advertisement: 'When you need vertical transportation, Otis is	1956
	Otis Elevator Company Pty Ltd	History	2013
	Sam Hood	Waygood Otis Lifts' new building, Botany Road, Alexandria (?)	

Studies:	Author	Title	Number	Year
	City Plan Heritage	City of Sydney Industrial and Warehouse Buildings Heritage		2014

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT			SP	82073

**Latitude:**

**Longitude:**

**Location validity:**

**Spatial accuracy:**

**Map name:**

**Map scale:**

**AMG zone:**

**Easting:**

**Northing:**

Listing:	Name	Title	Number	ListingDate
	City of Sydney Industrial and Ware	Heritage study		

**Data entry:** Data first entered: 06/08/2014

Data updated: 21/05/2015

Status: Completed

**Item name:** Former Otis Elevator Co. factory including interiors

**Location:** 120 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** South gable of Dunning Road elevation

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 14/03/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345c32c3a396f2346e59a6f8b277ee1f915.JPG>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345c32c3a396f2346e59a6f8b277ee1f915.JPG](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345c32c3a396f2346e59a6f8b277ee1f915.JPG)

**Item name:** Former Otis Elevator Co. factory including interiors

**Location:** 120 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Detail of Dunning Road entrance

**Copy right:** City of Sydney

**Image by:** City Plan Heritage and JCIS Consultants

**Image date:** 05/09/2013

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34569930f2de66a4f1bb1e48947dc3054f5.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34569930f2de66a4f1bb1e48947dc3054f5.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34569930f2de66a4f1bb1e48947dc3054f5.jpg)

**Item name:** Former Otis Elevator Co. factory including interiors

**Location:** 120 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Part of south and east elevation on corner of Dunning Avenue and Hayes Road

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 14/03/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34547a24a44396b406c81054ab2ded8bd5b.JPG>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34547a24a44396b406c81054ab2ded8bd5b.JPG](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34547a24a44396b406c81054ab2ded8bd5b.JPG)

**Item name:** Former Otis Elevator Co. factory including interiors

**Location:** 120 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** North gable and northern elevation viewed from Dunning Avenue

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 14/03/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34571421fd3748c4fd0bcb4c8f3de5d217f.JPG>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34571421fd3748c4fd0bcb4c8f3de5d217f.JPG](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34571421fd3748c4fd0bcb4c8f3de5d217f.JPG)

**Item name:** Former Otis Elevator Co. factory including interiors

**Location:** 120 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Dunning Avenue elevation

**Copy right:** City of Sydney

**Image by:** City Plan Heritage and JCIS Consultants

**Image date:** 05/09/2013

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34539855ff9adfb4e7eb4b2906df73d82ff.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34539855ff9adfb4e7eb4b2906df73d82ff.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34539855ff9adfb4e7eb4b2906df73d82ff.jpg)

**Item name:** Former Otis Elevator Co. factory including interiors

**Location:** 120 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Rear western elevation viewed from Hayes Road

**Copy right:** City of Sydney

**Image by:** City Plan Heritage and JCIS Consultants

**Image date:** 05/09/2013

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345964b218c6db744a59681f1ed49768533.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345964b218c6db744a59681f1ed49768533.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345964b218c6db744a59681f1ed49768533.jpg)

**Item name:** Former Otis Elevator Co. factory including interiors

**Location:** 120 Dunning Avenue Rosebery 2018

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**Image:**



**Caption:** Detail of rear gable ends

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 14/04/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34545497f2368d44e4eb6cedbd3d8e1d8b9.JPG>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34545497f2368d44e4eb6cedbd3d8e1d8b9.JPG](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34545497f2368d44e4eb6cedbd3d8e1d8b9.JPG)

**Item name:** Former Otis Elevator Co. factory including interiors

**Location:** 120 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Former Waygood-Otis building on Botany Road with rear of subject building in background in 1942

**Copy right:** State Library of NSW (oai:sl.nsw.gov.au:12948)

**Image by:** Sam Hood (hood\_10493)

**Image date:** 01/03/1942

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345a52e5b4ae39e46739a7bcaa75e612ea6.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345a52e5b4ae39e46739a7bcaa75e612ea6.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345a52e5b4ae39e46739a7bcaa75e612ea6.jpg)

**Item name:** Former Otis Elevator Co. factory including interiors

**Location:** 120 Dunning Avenue Rosebery 2018

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**Image:**



**Caption:** Subdivision plan for the area from circa 1914 (Hayes shown as Ackland Way, Dunning as Pauls Road)

**Copy right:** National Library of Australia

**Image by:** Stanton & Son (ID 43586275)

**Image date:** 01/01/1914

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/34525fdc2872ff146cfb22f97b421b818d1.jpg>

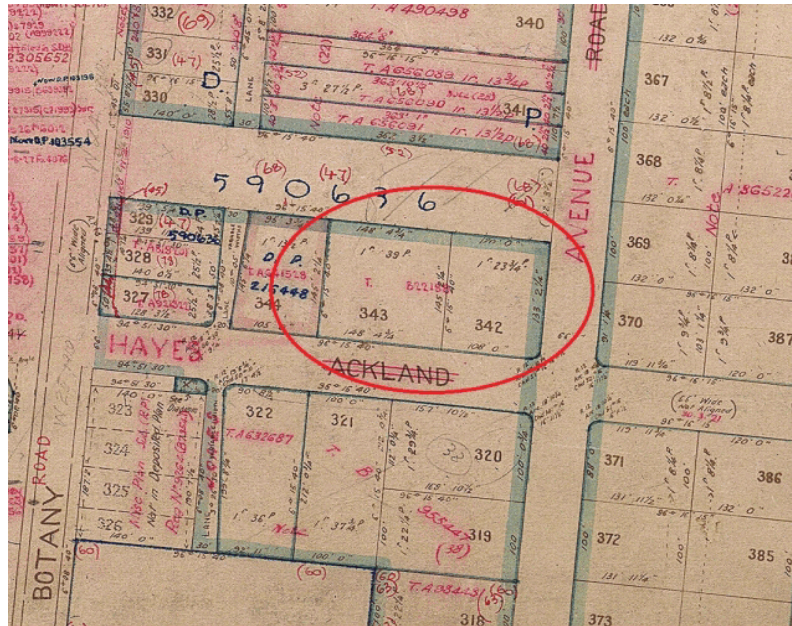
**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test34525fdc2872ff146cfb22f97b421b818d1.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test34525fdc2872ff146cfb22f97b421b818d1.jpg)

**Item name:** Former Otis Elevator Co. factory including interiors

**Location:** 120 Dunning Avenue Rosebery 2018

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**Image:**



**Caption:** Extract of 1914 deposited plan (DP 7534) showing the original subdivision lots circled

**Copy right:** Land and Property Information

**Image by:** William Henry Howard, Surveyor

**Image date:** 05/03/1914

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3458f15f0fcd31d44a9b3c8781bbd23667d.jpg>

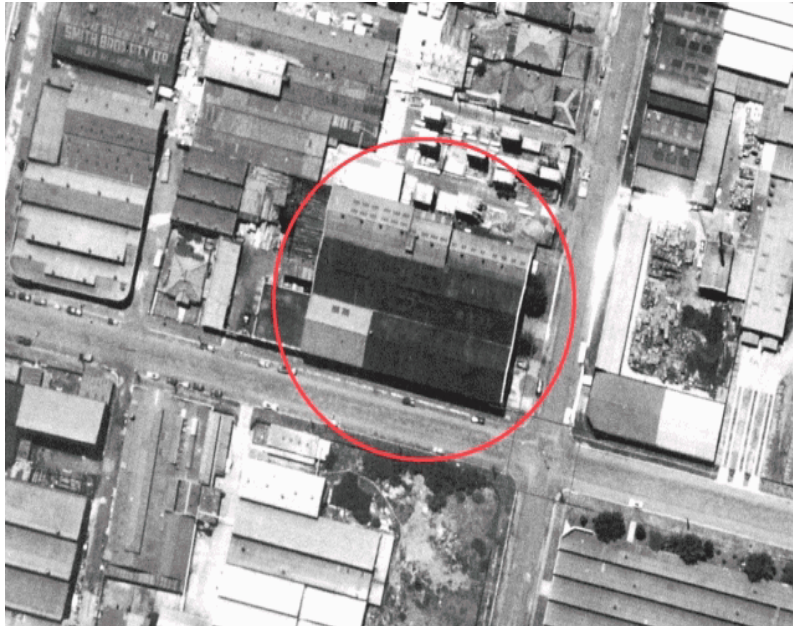
**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test3458f15f0fcd31d44a9b3c8781bbd23667d.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3458f15f0fcd31d44a9b3c8781bbd23667d.jpg)

**Item name:** Former Otis Elevator Co. factory including interiors

**Location:** 120 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** 1949 aerial showing the buildings constructed on the site by this time

**Copy right:** City of Sydney

**Image by:** City of Sydney

**Image date:** 15/12/1949

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345ed93c3985ccd4643b1790589fc84a1c4.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345ed93c3985ccd4643b1790589fc84a1c4.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345ed93c3985ccd4643b1790589fc84a1c4.jpg)

**Item name:** Former Otis Elevator Co. factory including interiors

**Location:** 120 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** 1950 civic survey recording the subject site across two survey sheets (Rosebery & Alexandria East)

**Copy right:** City of Sydney

**Image by:** City of Sydney

**Image date:** 01/01/1950

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345801665cfbf6043c792c8e7dfdb62fa0c.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345801665cfbf6043c792c8e7dfdb62fa0c.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345801665cfbf6043c792c8e7dfdb62fa0c.jpg)

**Item name:** Former Otis Elevator Co. factory including interiors

**Location:** 120 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** 1956 detail sheet showing the subject building circled and surrounding industries

**Copy right:** City of Sydney archives

**Image by:** City Building Surveyors Department, City of Sydney

**Image date:** 01/01/1956

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345c5600aa56dbc466384f24076cff3ae4b.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test345c5600aa56dbc466384f24076cff3ae4b.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345c5600aa56dbc466384f24076cff3ae4b.jpg)

**Item name:** Former Otis Elevator Co. factory including interiors

**Location:** 120 Dunning Avenue Rosebery 2018

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**Image:**



**Caption:** 2008 aerial showing the third gabled roof before its demolition

**Copy right:** City of Sydney

**Image by:** City of Sydney

**Image date:** 01/01/2008

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345698c74d95e57489cb44a024f394c9dba.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345698c74d95e57489cb44a024f394c9dba.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345698c74d95e57489cb44a024f394c9dba.jpg)

**Item name:** Former Otis Elevator Co. factory including interiors

**Location:** 120 Dunning Avenue Rosebery 2018

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**Image:**



**Caption:** Current aerial photograph showing the subject site circled

**Copy right:** City of Sydney

**Image by:** City of Sydney

**Image date:** 01/01/2012

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3450f81922a2cf6477a8653fe32e2be9e04.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3450f81922a2cf6477a8653fe32e2be9e04.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3450f81922a2cf6477a8653fe32e2be9e04.jpg)

**Item name:** Former Otis Elevator Co. factory including interiors

**Location:** 120 Dunning Avenue Rosebery 2018

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**Image:**



**Caption:** 1939 David Jones advertisement promoting the latest Waygood-Otis lifts installed in its new store

**Copy right:** Sydney Morning Herald

**Image by:** Sydney Morning Herald

**Image date:** 03/09/1939

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3459e65ce4043aa4f1c9537e3f0002ee89c.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3459e65ce4043aa4f1c9537e3f0002ee89c.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3459e65ce4043aa4f1c9537e3f0002ee89c.jpg)

**Item name:** Former Otis Elevator Co. factory including interiors

**Location:** 120 Dunning Avenue Rosebery 2018

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**Image:**



**Caption:** 1939 Otis advertisement promoting that lifts made the AWA tower possible

**Copy right:** Decoration and Glass

**Image by:** Decoration and Glass

**Image date:** 01/11/1939

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345096f3a6913ad452c8ec92790a33791d2.jpg>

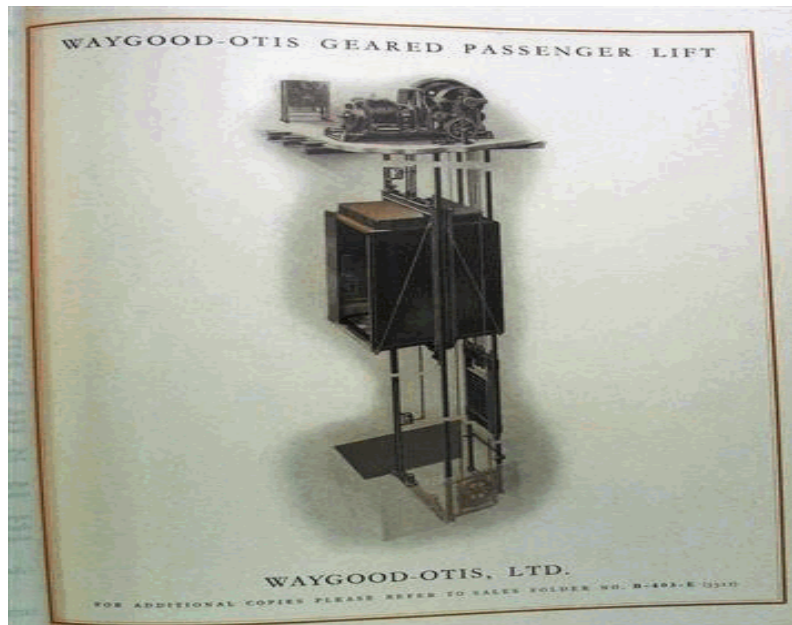
**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345096f3a6913ad452c8ec92790a33791d2.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345096f3a6913ad452c8ec92790a33791d2.jpg)

**Item name:** Former Otis Elevator Co. factory including interiors

**Location:** 120 Dunning Avenue Rosebery 2018

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**Image:**



**Caption:** 1940s illustration of Waygood-Otis 'traction' lifts on a product brochure cover

**Copy right:** National Archives of Australia

**Image by:** National Archives of Australia, CRS (BP262/2, Item 3918)

**Image date:** 01/06/1941

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34573097b6366044e49822b8f5fad05e126.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34573097b6366044e49822b8f5fad05e126.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34573097b6366044e49822b8f5fad05e126.jpg)

**Item name:** Former Otis Elevator Co. factory including interiors

**Location:** 120 Dunning Avenue Rosebery 2018

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**Image:**



**Caption:** Otis lifts being installed in 1953

**Copy right:** State Library of Western Australia

**Image by:** State Library of Western Australia (b1921890)

**Image date:** 01/01/1953

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3456816f38c4c504c758ae4075491678b3f.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3456816f38c4c504c758ae4075491678b3f.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3456816f38c4c504c758ae4075491678b3f.jpg)

**Item name:** Former Otis Elevator Co. factory including interiors

**Location:** 120 Dunning Avenue Rosebery 2018

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**Image:**



**Caption:** 1955 installation of Otis lifts, photographed for Otis Elevator Co

**Copy right:** State Library of Western Australia

**Image by:** State Library of Western Australia (ID 14219540)

**Image date:** 26/10/1955

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34580419aa432624426b6946193cc27092d.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34580419aa432624426b6946193cc27092d.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34580419aa432624426b6946193cc27092d.jpg)

**Item name:** Former Otis Elevator Co. factory including interiors

**Location:** 120 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Otis lorry trucks in the City in 1942

**Copy right:** State Library of NSW

**Image by:** Sam Hood (hood\_24222)

**Image date:** 01/05/1942

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345c0980383266e48d68c388829a688ad4a.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345c0980383266e48d68c388829a688ad4a.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345c0980383266e48d68c388829a688ad4a.jpg)

# Inventory 41

**Item name:** Former Westinghouse factory including interiors

**Location:** 135-151 Dunning Avenue Rosebery 2018

Sydney

**Address:** 135-151 Dunning Avenue

**Planning:** Sydney South

**Suburb/nearest town:** Rosebery 2018

**Local govt area:** Sydney

**Parish:**

**State:** NSW

**County:**

**Other/former names:** Buzacott & Co, Rosebery Engine Works, Electricity Meter Manufacturing Co, Westinghouse Rosebery, Government Annex 1

**Area/group/complex:**

**Group ID:**

**Aboriginal area:** Eora

**Curtilage/boundary:** As described in Sydney Local Environmental Plan

**Item type:** Built

**Group:** Manufacturing and Processing

**Category:** Other - Manufacturing & Processing

**Owner:** Private - Corporate

**Admin codes:**

**Code 2:**

**Code 3:**

**Current use:**

**Former uses:** Industrial

**Assessed significance:** Local

**Endorsed significance:**

**Item name:** Former Westinghouse factory including interiors

**Location:** 135-151 Dunning Avenue Rosebery 2018

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**Statement of significance:** Purpose-built in 1921-1937 for major engine, electrical gear and household appliance manufacturers, Buzacott & Co, the former Rosebery Engine Works and Westinghouse Rosebery factory represents the model industrial development of Rosebery during the inter-war period. The continuous use of these buildings and site for manufacturing machinery and appliances for most of the twentieth century also provide evidence of the formerly widespread engineering industry in Rosebery.

The buildings on this site are historically significant for their connection to the Australian production of stationary engines, pumps, electrical gear, Westinghouse refrigerators and appliances. The scale of the site and factory buildings demonstrates the growth and success of Rosebery Engine Works and Westinghouse Rosebery, as a major Australian manufacturer of these products. It also provides evidence of the importance of Sydney's engineering industry and the growing popularity of electrical appliances during the inter-war and post-war years of the twentieth century.

As the place where engines, electrical gear and domestic refrigerators were made from the 1920s to the 1960s, the site also represents major technological advancements of the twentieth century in developing labour-saving machinery, and the fundamental changes these brought for Australian farms, cities and homes at the time. Products made at this site helped to build Sydney's electrical network and contributed to the widespread introduction of refrigerators into Australian homes.

The site is also historically significant for its association with Australian's contribution to World War II, through its use as government annex 15, a 'shadow factory' which manufactured munitions for the Australian armed forces, specifically the fuses and primers used in explosives.

The buildings provide evidence of one of Sydney's first planned suburbs, as some of the earliest surviving industrial buildings constructed on the Rosebery subdivision planned by John Sulman in 1911-20 as a model suburb for both housing and industry. The period, form, layout and use of the buildings record the original subdivision pattern and location of the planned industrial blocks between Botany Road and Primrose Avenue.

For its connection to manufacturing munitions for World War II, Champion and other engines and pumps used on farms and in cities, and the well-known Westinghouse fridges and appliances found in many Australian homes from the 1920s to the 1960s, the site may hold significance to the Australian community.

The factory buildings represent a good example of a large low-scale industrial complex of southern Sydney from the inter-war period. The buildings demonstrate the industrial building typology which contains administrative and manufacturing in distinctly different building forms, including a single-storey sawtooth-roof factory over a large area, a separate substantial double-height brick foundry, and a more architecturally distinctive office or showroom on the street frontage.

The construction of the buildings represent early to mid-twentieth century industrial building techniques,

**Item name:** Former Westinghouse factory including interiors

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employing repeated modular forms and timber structures to span large distances, and sawtooth roofs with side lantern windows to light large internal spaces. The building designs demonstrate typical features of inter-war style of architecture applied to utilitarian buildings including the heavy masonry construction, unadorned brick walls and pattern of vertically proportioned windows.

The buildings on this site make important contributions to the streetscapes of Dunning and Mentmore Avenues and Harcourt Parade. The full-site coverage of buildings extending across half a block of land and three street frontages make the buildings visible in the round from a number of near and distant vantage points. The repetition of sawtooth and gabled roof profiles along Mentmore and Dunning Avenues, consistent materials and inter-war period of the buildings create distinctive and cohesive streetscapes along these two main avenues. The buildings also form part of a consistent group of inter-war industrial buildings in Rosebery.

The former Westinghouse factory complex forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

The former industrial buildings are of local heritage significance in terms of their historical, association, aesthetic and representative values.

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**Historical notes of provenance:**

Early development of the locality:

This site forms part of the land of the Gadigal people, the traditional custodians of land within the City of Sydney council boundaries. For information about the Aboriginal history of the local area see the City's Barani website: <http://www.sydneybarani.com.au/>

The suburb of Rosebery was once part of a vast sand dune system covered by heath, low scrub, creeks and freshwater wetlands that dominated the landscape of the southern suburbs of Sydney. It provided habitat for a range of fauna such as birds, fish and eels, and was a good food source for the Gadigal, the local Aboriginal people.

The land that today incorporates the areas of Alexandria, Waterloo, Zetland and Rosebery was originally one large estate. Originally granted to former convict and public servant William Hutchinson in 1823, the estate, its buildings and water mill, were then sold to Daniel Cooper and Solomon Levy in 1825 before Cooper became its sole owner in 1833.

The land of the Cooper Estate was progressively subdivided into small acreages and sold from 1872.

Before the development of Rosebery into a residential and industrial estate, the suburb was popular for its racecourse which opened in 1906.

The suburb of Rosebery derives its name from Archibald Primrose, Earl of Rosebery and Prime Minister of England from 1894-95, who visited Sydney in 1883-84. Many of the street names of Rosebery are associated with British parliamentarians including Morley Avenue, Crewe Place and Asquith Avenue.

The Rosebery Estate was planned as a model industrial suburb by John Sulman and developed by Stanton and Sons between 1911 and 1920. The land was purchased for £24,000 in 1912 by the Town Planning Company of Australia, as part of 273 acres of the Waterloo Estate. John Sulman exhibited his design for Rosebery in the Town Planning Association of NSW exhibition in 1913. Most lots were still vacant until 1924, possibly due to the outbreak of World War I.

Based on the garden suburb model, Rosebery was planned as 'model factories and model homes' with detached housing for workers located close to industrial employment sites. Sulman's plan incorporated residential, commercial and industrial facilities as well as recreational and community facilities. Similarly to Dacey Gardens which was also planned by John Sulman, Rosebery was one of the first planned suburbs in Sydney, and amongst the earliest inter-war garden suburbs.

Secondary industries declined in the area from the 1970s as industry expanded to the outer suburbs.

**Industrial history:**

As one of only two major centres for historic Australian industry during the period when industry was centred in cities, Sydney's industrial development is part of the national history of industrialisation. Australia's industrialisation formed part of the 'second industrial revolution' which began during the mid-nineteenth century. This second revolution was driven by major technological innovations including the invention of the internal combustion engine and the assembly line, development of electricity, the construction of canals, railways and electric-power lines.

Sydney's twentieth century industrial development records when and how Sydney became one of the largest industrialised cities in the South Pacific and the diversification of Australia's economy beyond primary industry. Together with Melbourne, Sydney's twentieth century industrial boom expanded Australia's economy from the 'sheep's back' to the 'industry stack' or from primary production to manufacturing. By 1947 more Australians were working in city industries than in farms or mines.

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Sydney's industrial development not only impacted on the national economy. Twentieth-century industry in Sydney also played a major role in developing Australia's self-sufficiency, growth, urbanisation, society and its contribution to the war effort for World War II. Sydney's industrial development has affected the lives of many Australians directly and indirectly, whether through the number of workers employed, goods and technology produced, the prosperity it engendered, or the social change and urban environments it generated.

Buzacott & Co history:

Buzacott & Company Ltd was originally founded in 1849 in Sydney as an engineering merchant business by Mr A B Armstrong. It continued to be run by descendants of Armstrongs and Buzacotts well into the twentieth century. The company name changed to Buzacott & Company in 1890. Buzacott & Company Ltd became a major Australian manufacturer and supplier of engines and agricultural equipment, such as fences, gates, pumps, wool presses, elevators, corn crushers and chaff cutters. Later they became major manufacturers of Westinghouse refrigerators.

Rosebery Engine Works Ltd began as the engine and pump manufacturing division of Buzacott, and in 1923 became an incorporated company.

In 1932, Buzacott began manufacturing commercial refrigerators when it purchased the refrigeration activity of Wormald Bros Ltd to make "Austral" commercial refrigerators. By 1933, the company began investigating manufacturing domestic refrigerators through an association with an established American firm to take advantage of their research and development. After visiting America, Buzacott selected Westinghouse because of its advanced design, although the machines were more difficult to manufacture. Buzacott began producing refrigerators identical to Westinghouse's in January 1934 using locally made cabinets and imported units.

In 1935, Westinghouse gave Rosebery Engine Works the right to manufacture and sell nearly all Westinghouse products. The name of the company then changed to Westinghouse Rosebery Ltd, and thereafter to Westinghouse Sales and Rosebery Ltd.

Following financial and management difficulties, the Email group of companies took over the firm in 1940. This concentrated the resources of the combined organisation on complete local production of sealed-unit refrigerators.

(Peter Arfanis, 1992, <http://from.ph/119703>, accessed 25 Sept 2014)

Engines history:

From the late nineteenth century, petrol engines gradually supplanted steam engines for running a wide range of machines, and in turn petrol engines were largely supplanted by electric motors.

The Champion was a successful small petrol engine made by the large Sydney company, Westinghouse Rosebery, based on the American-designed Fuller and Johnson engine. With hopper cooling and a fuel tank between the skids, and weighing only 240 pounds (109 kg), it was easy to mount on wheeled transport, making the Champion a self-contained mobile source of power. Engines of this type were used in rural areas for driving chaff cutters, small saw benches, pumps and orchard sprayers. These engines were also commonly used in both rural and urban areas for powering concrete mixers.

Both Westinghouse Rosebery in NSW and Toowoomba Foundry in Queensland made these engines in large quantities, beginning in the 1920s when tariff protection made local manufacturing viable. The production of small petrol engines continued in Australia until the 1970s, when reduced tariff protection led to increased competition from cheaper imported engines.

In the twenty first century, petrol and diesel engines still compete with electric motors in the concrete mixer market, and engine-driven mixers are still used on remote and green-field building sites. While most concrete is

**Item name:** Former Westinghouse factory including interiors

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mixed in large batching plants and delivered by truck, small concrete mixers are used for home renovation jobs for mixing mortar and plaster.

(Debbie Rudder and Noel Svensson, Powerhouse Museum, 2010, <http://from.ph/123366>, accessed 26 March 2015)

#### Refrigeration history:

Ice was the principle means of refrigeration until the late nineteenth century. In the United States and Australia, non-mechanical refrigerators, known as iceboxes or icechests, were used to keep perishable food fresh. Iceboxes continued to be used as the primary source of refrigeration for many families into the mid twentieth century.

A shortage of natural ice in 1890 provided an impetus to experiment with mechanical means of making ice. This ultimately resulted in the creation of domestic refrigerators. In 1913, the first domestic refrigerator sold in America was a manually operated machine produced by Mr J.M. Larsen. In 1918, the first automatic mechanical refrigerators were sold. Sixty-seven of these refrigerators, made by Kelvinator and engineered by E.J. Copeland, were sold in this year. In 1926, the General Electric Monitor Top came onto the market 'after eleven years of experimenting' (Althouse 1952, p. 2). By 1940, the North American market was dominated by four manufacturers: General Electric, Westinghouse, Kelvinator, and Frigidaire (Cowan 1983, p 139).

Other Australian manufacturers gradually entered the refrigerator market including A.G. Healing in the late 1930s: Charles Hope, Colda, and Kirby (an Australian company with licensing agreements with two American refrigeration companies, Crosley and Tecumseh) in the mid 1940s. Some American manufacturers established plants in Australia to manufacture domestically: for example General Motors in 1926, Kelvinator and Westinghouse.

The development of affordable, mass produced white goods impacted on the design of household kitchens. In the post-World War II period, 'the major components of the kitchen - the range, the refrigerator and the sink - were designed to be placed one next to the other' (Ierley 1999, p. 247). In 1945, this concept was developed further as manufacturers set standard dimensions for kitchen units and appliances.

By 1955, 77% of all homes in Brisbane, 83% in Sydney, and 67% in Melbourne owned refrigerators. By 1964, it was estimated that 94% of all Australian households owned a refrigerator (Dingle 1998, p.124).

(Museum Victoria, <http://museumvictoria.com.au/collections/themes/710/domestic-refrigeration-refrigerators>, accessed 25 March 2015)

#### Site history:

An engineering works was first built on this site in 1921 for Buzacott & Co's Rosebery Engine Works, which later became Westinghouse Rosebery. This company was a major engineering enterprise for manufacturing stationary engines, powerhouse and electrical gear, and later white goods, in particular domestic refrigerators. During World War II, the factory also operated as a government annex to supply munitions to the Australian armed forces, making the fuses and primers used in explosives. The site was in continuous use by this company from the 1920s to the 1960s, and subsequently by other companies for manufacturing refrigerators for most of the twentieth century.

A certificate of title was issued on 30 June 1921 to Buzacott & Co Ltd for lots 371-386 of deposited plan 7534, covering the whole block of land (CT 3199 f 190). A new manufacturing works was then built for the company in Dunning Avenue, Rosebery. (Peter Arfanis, 1992, <http://from.ph/119703>, accessed 25 Sept 2014)

In 1921, Buzacott & Co Ltd, engineer's works and gate factory, was first listed in the Sands directory (Sands, Directory, 1921, p 799).

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The subject buildings were constructed on the land subdivision which formed part of John Sulman's and Richard Stanton's plan for a model suburb for industry and workers housing. The undated subdivision plan from approximately 1914 was named the 'Rosebery model and industrial suburb'. The deposited plan for this subdivision was surveyed on 5 March 1914 (DP 7534). These plans show that Hayes Road was initially named Ackland Way and Dunning Avenue was formerly Pauls Road.

The factory was constructed on ten of the original industrial allotments (lots 374-383) of this subdivision when the block bound by Hayes Road, Dunning Road, Mentmore Avenue and Harcourt Parade was evenly divided into 16 land parcels. These parcels were known as lots 371-378 fronting Dunning Avenue and 379-386 fronting Mentmore Avenue. These industrial lots were larger than residential lots, however were not overly large. Most industrial buildings like the subject buildings were constructed over multiple lots.

The industrial lots typically measured approximately 100 feet wide and 130-140 feet deep. In the original plan, industrial lots of these larger dimensions were located on the land between Epsom Road to the north, Harcourt Parade to the south, the lanes behind Botany Road to the west and Primrose Avenue to the east. Further east, the plan laid out residential lots distinguished by their narrower measurements generally of 30-40 feet wide and 130-150 feet deep (Inheritance, Heritage Assessment Report of the Rosebery Estate, 2006).

In 1922, shortly after the factory's construction, an electrical substation was built on the opposite side of Dunning Ave to supply electricity to this and other factories in the area.

The factory was photographed in 1922 as part of a series of Sydney panoramas. The 1922 panorama photo taken from Harcourt Parade looking north-east down Dunning Avenue and Harcourt Parade documents the first buildings constructed along Dunning Avenue for Buzacott & Company. The office building constructed on the south-west corner of the site is shown clearly with projecting lettered signage mounted on its roof. Also shown in this photos are the earliest parts of the factory, comprising five sawtooth roofs behind the office, and the large gabled building believed to be the foundry at the northern-end of the site. This photograph documents the original Harcourt Parade elevation including the former small wing contained under a half-hipped roof. The remainder of the block to the north appears to contain no other buildings by 1922. The newly erected electrical poles and wires connected to the opposite substation are also evident in this photo (National Library of Australia, Panorama of Mark Foys Limited and Buzacotts and Company Limited, Mascot, 1922, <http://nla.gov.au/nla.pic-vn6154688-sd-cd>)

The 1922 panorama photo of the estate north of Harcourt Parade also documents the spectrum of early development of the model industrial suburb, including Mark Foys Limited mills located on the opposite side of Dunning Avenue and a Federation house located on the opposite side of Harcourt Parade (National Library of Australia, Panorama of Mark Foys Limited and Buzacotts and Company Limited, Mascot, 1922, <http://nla.gov.au/nla.pic-vn6154688-sd-cd>).

Another panoramic photo of Rosebery from the early 1920s shows this building in the distance, viewed from the sand dunes to the north-east, on land to the east of Rosebery Avenue and north of Crewe Place. While very distant, this photograph reveals that the six southern-most sawtooth roofs and large gabled foundry building were constructed on the site first. This photo also illustrates the few industrial buildings constructed in Rosebery by this time. (National Library of Australia, Panorama of Nestle and Anglo Swiss Condensed Milk Company and Wrigleys Australia Limited, Sydney, EB Studios, 1917-1925, <http://nla.gov.au/nla.pic-vn6154685-sd-cd>)

On 28 January 1924, the property was transferred to Rosebery Engine Works Ltd (CT 3199 f 190), a division of Buzacott & Co. Part of the land was leased to Buzacott & Co Ltd on 18 February 1924 (CT 3199 f 190).

Alan E Buzacott (1899-1983) became a director of Henry Lane (Australia) Ltd, and was appointed chief engineer for Rosebery Engine Works Ltd, the engine and pump manufacturing division of Buzacott & Co Ltd. (Debbie Rudder and Noel Svensson, Powerhouse Museum, 2010, [http://www.powerhousemuseum.com/collection/database/?irn=123366&utm\\_source=api&utm\\_medium=api&utm\\_campaign=828f4d948d537cf](http://www.powerhousemuseum.com/collection/database/?irn=123366&utm_source=api&utm_medium=api&utm_campaign=828f4d948d537cf), accessed 26 March 2015)

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In the 1930s, Rosebery Engine Works sold part of the undeveloped block. On 24 April 1933, lots 371-372 and 385-386 were transferred to Commonwealth Weaving Mills Ltd (CT 3199 f 190). Lots 373, 384, and part of lots 374 and 383 were transferred to Frederick Rose Ltd on 3 October 1934 (CT 4576 f 248). On 15 November 1934, a new certificate of title was issued to Rosebery Engine Works Ltd for the subject residue land, which included lots 375-382 and part of lots 374 and 383 (CT 4658 f 95).

On 29 October 1934, a valuation of the subject land owned by Rosebery Engine Works, comprising lots 375-382 and part of lots 374 and 383 Ltd, recorded the buildings constructed by this time. This included a brick and fibro factory, a residence of five rooms, a brick foundry and a brick garage on the site (Valuer-General, Valuation List, Waterloo, SRNSW 19/9457, No 784). When compared with the earliest available photographs of the 1920s panoramic photos noted above and 1943 aerial photograph, it could be concluded that the brick and fibro factory referred to the sawtooth-roofed building and the foundry likely referred to the large double-height brick gabled building at the northern end of this site on Dunning Avenue. It is unclear from the 1920s and 1943 aerial photograph which buildings likely comprised the residence and garage. These buildings may have been demolished by the time of the 1943 aerial photograph.

In 1935, Westinghouse, the manufacturer of refrigerators based in the United States, signed an agreement with Rosebery Engine Works Ltd to manufacture and sell its products. The company name was then changed to Westinghouse Rosebery Ltd and later to Westinghouse Sales and Rosebery Ltd. The Powerhouse Museum holds an extensive archive of the records on this group of companies. (SMH, 14 June 1935, p 12; [http://www.powerhousemuseum.com/collection/database/?irn=119703&utm\\_source=api&utm\\_medium=api&utm\\_campaign=828f4d948d537cf](http://www.powerhousemuseum.com/collection/database/?irn=119703&utm_source=api&utm_medium=api&utm_campaign=828f4d948d537cf), accessed 25 Sept 2014)

By 6 April 1936, the factory had been extended (Valuer-General, Valuation List, Waterloo, SRNSW 19/9457, No 784). Additions, including a sawtooth corrugated fibro roof, had been made to the factory by the time of the next land valuation on 5 August 1937 (Valuer-General, Valuation List, Waterloo, SRNSW 19/9457, No 784). These likely included the northern sawtooth and gabled buildings along Mentmore Avenue, which were not shown as constructed in the earlier 1920s panorama photo, but were built by 1943 when the first known aerial photograph documented the site.

By 1940, Westinghouse Rosebery Ltd, with its head office at 13 Market Street Sydney, was one of the major manufacturers of electrical switchgear and stationary engines in Australia. At its Rosebery factory, the company manufactured powerhouse and substation switchgear in metal clad or cubicle types, circuit breakers, instrument transformers, and outdoor metering outfits. The factory supplied the largest number of transformers to the Sydney Municipal Council from the mid-1920s to the 1950s for building Sydney's electrical network (Pennington 2012). The factory at this size also manufactured benzene, kerosene and crude oil stationary engines (Directory of Manufacturers of Australia, C E S Turner & Sons, Sydney and Melbourne, 1939-40, p 129, 156).

During World War II, the Electricity Meter Manufacturing Co Pty Ltd (Westinghouse Rosebery Works) operated as Annex Number 15. This annex was a 'shadow factory' for the Australian government where munitions were made for the Australian military forces during the war. This site produced fuses and primers; essentially the timers and blasting caps which ignited explosives. (Australian Munitions Digest, 1942, CRS A5954, Item 484/1, Chap 7, App II, p 1)

The Commonwealth Department of Munitions, following its establishment in 1939, developed these annexes based on the British 'shadow factory' programme. This was where existing civilian firms were provided with buildings and machinery in semi-separate facilities ready to produce munitions when needed. These annexes were built on land owned by private companies that was then leased to the Commonwealth. Alternatively, private companies operated the annexes with their own equipment and staff on behalf of the Commonwealth. (D P Mellor, *The Role of Science and Industry*, p.30)

By 1943, the aerial photograph records that the site was completely covered with buildings, except for the small building setback from Harcourt Parade and strips of land off Dunning Avenue either side of the large gabled

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building at the north end of the site. By this time, the south end of the site had been developed boundary-to-boundary by seven sawtooth roofs running east-west. A small section of separate parapeted roof likely containing the original office is shown at the south-west corner of this building. (1943 Aerial photograph, SIX, LPI)

At the north end of the site, by 1943, the current large gabled-roof building is recorded as occupying approximately half the width of the block, possibly comprising the foundry described in the earlier valuation. Two smaller sawtooth roofs abut its south elevation, unconnected to the other sawtooth roofs. The southern factory building is shown as extending along the eastern half of the site behind the foundry, contained under a series of seven sawtooth and gabled roofs fronting Mentmore Avenue. (1943 Aerial photograph, SIX, LPI)

In 1945, the valuation of 9 July recorded that an amenities block and canteen had been added to the site (Valuer-General, Valuation List, Waterloo, SRNSW 19/9457, No 784).

In 1947, Westinghouse Rosebery Pty Ltd was noted as manufacturing electrical appliances and equipment and operating as electrical engineers (Wise, Directory, 1947, p 416). Refrigerators and other electrical goods were produced on the site.

By 1949, an aerial photograph records that the building form was unchanged from the configuration shown in the 1943 aerial.

In 1959, Westinghouse, with architect S C Van Breda, added office space, an indent store and a tea preparation room on the first floor adjoining the factory stairs. This is likely the addition located on the south-west corner of the building at the corner of Harcourt Parade and Dunning Avenue. In 1960, architect W F Thomson designed further additions to the first floor office partitions.

While they did not purchase the property until 1969, in 1964 Email applied for an allocation of street numbers. As the entrances to the factory and office blocks were in Dunning Avenue, numbers 135 to 151 Dunning Avenue were allocated to the site.

In 1969, the property was transferred to Email Ltd on 29 January (CT 4658 f 95). Email continued to produce electrical goods at this site.

Email's original business was manufacturing electric, gas and water meters, which were found in many houses throughout Australia. Email was also one of the largest Australian manufacturers of white goods. They produced a large range of domestic and commercial refrigerators, freezers, electric ranges, gas stoves, microwave ovens, dishwashers, room and air conditioners, washing machines and clothes dryers. The company was initially incorporated in New South Wales in 1934 as Electricity Meter & Allied Industries Ltd, renamed as Email, an acronym of its full name, in 1951. Email also manufactured other household appliances including radio parts and refrigerators, building products, industrial products and metal distributions, amongst production lines in the company. (Australian Science and Technology Heritage Centre, Technology in Australia 1799-1988, Whitegoods or consumer durables, 2000, <http://www.austehc.unimelb.edu.au/tia/886.html#3584>, accessed 17 March 2015)

During the 1960s, applications for additions to the complex included a concrete roof, a first floor office, a rebuilt foreman's office, a spray booth and a doorway/staircase.

An aerial photograph from 1975 records some minor additions to the buildings since the 1949 aerial. A small rear extension to the northern-most sawtooth roof is recorded in the 1975 aerial, in the location of a previous small free-standing building and open space to the north of the foundry building. The office addition on the south-east corner of this building, located in the previous building setback from Harcourt Parade, is also shown as constructed by 1975 along Dunning Avenue. No further changes to the building form appear to have been made after this period because the building form is otherwise unchanged from that recorded in the 1975 aerial.

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Subsequent minor additions to the site included construction of an underground tank and petrol pump at 151 Dunning Avenue in 1977. In the 1980s, proposed alterations included cladding a wall, replacing four windows, resurfacing the car park, landscaping the garden and installing a loading bay and roller door to the Mentmore Road façade. In 1990, a roller door was added to the loading dock in Dunning Avenue.

In December 1996, Aristocrat Technologies Australia Pty Ltd purchased the site. Anecdotal evidence from Aristocrat suggests that the site was used by Cutler Hammer (who merged with Westinghouse's electrical distribution and control business unit in 1994) to manufacture refrigeration units, before Aristocrat subsequently used the buildings for storage (City Plan Heritage 2003).

**Themes:** **National theme**

3. Economy

3. Economy

**State theme**

Industry

Commerce

**Local theme**

Warehouses

Warehouses

**Designer:** Unknown (earlier buildings), S C Van Breda (1959 office addition)

**Builder:** Unknown

**Year started:** 1921

**Year completed:** 1937

**Circa:** Yes

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**Physical description:** The factory on this site was built in 1921 and extended in 1937 for Buzacott & Co's Rosebery Engine Works, which later became Westinghouse Rosebery. The large, mostly single-storey building occupies half the block of land with two long street frontages to Dunning Avenue and Mentmore Avenue and a shorter street frontage to Harcourt Parade.

The building demonstrates the typical modular construction of an inter-war factory with load-bearing brick walls around the perimeter of the site, timber and steel-framed structure and concrete slab floors. The large open internal spaces are evenly divided into bays by timber columns supporting the interconnected sawtooth and gabled roofs. The timber roof trusses are exposed internally and southern windows of the sawtooth roofs light the interiors. The sawtooth roofs run east-west, some spanning the full width of the site between Dunning Avenue and Mentmore Avenue. The northern gabled roofs have steel trusses.

Windows are typically vertically proportioned with timber frames or later aluminium replacements, some with metal louvres. Roof cladding, originally asbestos in some cases, is now corrugated metal.

While the Mentmore Avenue elevation is a continuous line of 14 brick bays, formed by 12 sawtooth and two gabled roofs exposed in profile, these bays appear to have been constructed in two stages. The seven southern-most bays of the sawtooth roof appear to have been part of the original 1921 construction, while the northern bays were an early addition for expanding the factory in approximately 1937, located behind the formerly external rear wall of the foundry building. The two different stages of sawtooth-roof bays were constructed in the same style and materials, with only subtle differences distinguishing the two externally, such as the brick lintels.

Two of the three bays at the northern end of the site fronting Mentmore Avenue were constructed with gabled roofs, presumably to allow the double-height vehicular entrance to the site behind the former foundry building. This extra clearance may have reflected the differing requirements for manufacturing the Westinghouse fridges and other appliances at the site from the 1930s.

The brickwork is exposed, except for the render of the original office building and the south wall of the sawtooth factory facing Harcourt Parade which has been clad with metal sheeting.

As is typical for this building typology and period, an office is attached to the factory, located at the south-west corner of the site. This original office comprises a two-storey rendered brick building with a gabled roof concealed by a parapet wall. The office spans the width of two sawtooth bays, with its main frontage to Dunning Avenue. The Dunning Avenue wall was raised to form a parapet wall and its windows altered likely in circa 1959 when the two-storey office addition was constructed within the building setback from Harcourt Parade.

The other original building located at the north-west corner of the site fronting Dunning Avenue comprises a large double-height building with a gabled roof. The parapeted gable on the street frontage follows the profile of the raised ridge ventilation. The ventilated roof form, scale of the building and its more solid, English bond brick construction, differing to the factory construction, suggest this building was constructed as the foundry noted in early historic records. The building was originally free-standing before the sawtooth factory bays were extended to its rear, as evident from its rear eastern wall, which contains original external windows at the junction with the later sawtooth roof form. Internally, the former foundry contains original or early gantries along the internal face of the Dunning Avenue elevation and a small mezzanine level. Openings along its northern wall have been altered, as revealed by scarring or different brickwork along this wall.

Most of the interior office areas have been renovated but the original tiling remains in the vestibule and toilets.

With no setbacks from three of its boundaries, the building forms continuous street walls with the adjoining

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building along the full length of the block along Dunning and Mentmore Avenues between the cross-streets of Hayes Road to the north and Harcourt Parade to the south. The repetition of sawtooth and gabled roof profiles and consistent building materials and inter-war period of construction create distinctive and cohesive streetscapes along Dunning and Mentmore Avenue.

Category: Complex. Style: Inter-war. Storeys: 1-2. Façade: Face brick. Roofs: Sawtooth and gable.

**Physical condition** Good  
**level:**

**Physical condition:**

**Archaeological** Not assessed  
**potential level:**

**Archaeological**  
**potential Detail:**

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**Modification dates:** Timeline of known dates of changes to the site:

30 June 1921

Certificate of title issued to Buzacott & Co Ltd for lots 371-386 of DP 7534

1922

Panoramic photographs record the buildings constructed on the site by this time, including the south-eastern office building, connected northern sawtooth roof factory (shown as 5 sawtooth roofs on Dunning and 6 sawtooth roofs on Mentmore Avenue), plus the large double-height gabled roof building at the northern-most end of the site

28 January 1924

Rosebery Engine Works Ltd purchased the site

18 February 1924

Part of the land leased to Buzacott & Co Ltd

24 April 1933

Sale of lots 371-372 and 385-386 to Commonwealth Weaving Mills Ltd

3 October 1934

Sale of lots 373, 384, and part of lots 374 and 383 to Frederick Rose Ltd

29 October 1934

Valuation of lots 375-382 and part of lots 374 and 383 owned by Rosebery Engine Works Ltd, engineers, of Dunning Ave, shown site contains brick and fibro factory, residence of five rooms, brick foundry and brick garage

15 November 1934

Certificate of title issued to Rosebery Engine Works Ltd for lots 375-382 and part of lots 374 and 383

6 April 1936

Factory extended, likely including part of the northern sawtooth and gabled buildings along Mentmore Avenue

5 August 1937

Factory extended including sawtooth corrugated fibro roof, likely including the remainder or all the northern sawtooth and gabled buildings along Mentmore Avenue

23 November 1937

Mortgage to Bank of New South Wales by Westinghouse Sales and Rosebery Ltd, formerly Rosebery Engine Works Ltd

1940-45

During World War II, the Electricity Meter Manufacturing Co Pty Ltd (Westinghouse Rosebery Works) operated as Annex Number 15 producing fuses and primers

9 July 1945

Construction of amenities block and canteen

1950

Survey shows site occupied by Westinghouse Rosebery Pty Ltd and Air Control Equipment Pty Ltd

1956

Survey shows site occupied by Westinghouse Rosebery Pty Ltd

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1959

Westinghouse, with architect S C Van Breda, added office space, an indent store and a tea preparation room on the first floor adjoining the factory stairs

1960

Architect W F Thomson designed additions to the first floor office partitions.

29 January 1969

Ownership transferred to Email Ltd

1977

Construction of underground tank and petrol pump at 151 Dunning Avenue

1980s

Wall reclad, four windows replaced, car park resurfaced, garden landscaping, and new loading bay and roller door to the Mentmore Road façade installed

1990

Roller door added to the loading dock in Dunning Avenue

8 December 2014

New use and works approved for whole block, including re-use of existing buildings as a child care centre, warehousing, industrial retail, light industrial, high tech industrial tenancies, food and drink premises, growers markets and associated works and car parking for 137 vehicles (D/2014/278)

**Recommended management:** Retain and conserve the inter-war buildings.

A Heritage Assessment and Heritage Impact Statement should be prepared for the buildings prior to any major works being undertaken.

Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.

Do not paint, render or seal exposed brick walls.

Maintain original or early brickwork, timber windows, pattern of façade fenestration, sawtooth and gabled roof forms and framework of timber and steel trusses and columns.

Consider new uses for the buildings that will re-use and expose their industrial features to retain their former industrial character as an integral part of the new use. Alterations for a new use, including changes for compliance with Australian building standards, should allow the essential form of the buildings to remain readily identifiable.

**Management:** **Management category**  
Statutory Instrument

**Management name**  
List on a Local Environmental Plan (LEP)

**Further comments:** Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

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**Criteria a):** Purpose-built in 1921-1937 for major engine, electrical gear and household appliance manufacturers, Buzacott & Co, the former Rosebery Engine Works and Westinghouse Rosebery factory represents the model industrial development of Rosebery during the inter-war period. The continuous use of these buildings and site for manufacturing machinery and appliances for most of the twentieth century also provide evidence of the formerly widespread engineering industry in Rosebery.

**[Historical significance]**

The buildings on this site are historically significant for their connection to the Australian production of stationary engines, pumps, electrical gear, Westinghouse refrigerators and appliances. The scale of the site and factory buildings demonstrates the growth and success of Rosebery Engine Works and Westinghouse Rosebery, as a major Australian manufacturer of these products. It also provides evidence of the importance of Sydney's engineering industry and the growing popularity of electrical appliances during the inter-war and post-war years of the twentieth century.

As the place where engines, electrical gear and domestic refrigerators were made from the 1920s to the 1960s, the site also represents major technological advancements of the twentieth century in developing labour-saving machinery, and the fundamental changes these brought for Australian farms, cities and homes at the time. Products made at this site helped to build Sydney's electrical network and contributed to the widespread introduction of refrigerators into Australian homes.

The site is also historically significant for its association with Australian's contribution to World War II, through its use as government annex 15, a 'shadow factory' which manufactured munitions for the Australian armed forces, specifically the fuses and primers used in explosives.

The buildings provide evidence of one of Sydney's first planned suburbs, as some of the earliest surviving industrial buildings constructed on the Rosebery subdivision planned by John Sulman in 1911-20 as a model suburb for both housing and industry. The period, form, layout and use of the buildings record the original subdivision pattern and location of the planned industrial blocks between Botany Road and Primrose Avenue.

The former Westinghouse factory complex forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

**Criteria b):** The factory has significant associations with the major engineering manufacturers, Buzacott & Co's Rosebery Engine Works, later renamed Westinghouse Rosebery, from the 1920s to the 1960s, and the engines, pumps, electrical gear and Westinghouse appliances made at this site during this period. The buildings are also associated with John Sulman and Richard Stanton, reflecting their plans and subdivision of 1911-1920 for the area as a model suburb for industry and worker's housing.

**[Historical association significance]**

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**Criteria c):** The factory buildings represent a good example of a large low-scale industrial complex of southern Sydney from the inter-war period. The buildings demonstrate the industrial building typology which contains administrative and manufacturing in distinctly different building forms, including a single-storey sawtooth-roof factory over a large area, a separate substantial double-height brick foundry, and a more architecturally distinctive office or showroom on the street frontage.

**[Aesthetic/  
Technical  
significance]**

The construction of the buildings represent early to mid-twentieth century industrial building techniques, employing repeated modular forms and timber structures to span large distances, and sawtooth roofs with side lantern windows to light large internal spaces. The building designs demonstrate typical features of inter-war style of architecture applied to utilitarian buildings including the heavy masonry construction, unadorned brick walls and pattern of vertically proportioned windows.

The buildings on this site make important contributions to the streetscapes of Dunning and Mentmore Avenues and Harcourt Parade. The full-site coverage of buildings extending across half a block of land and three street frontages make the buildings visible in the round from a number of near and distant vantage points. The repetition of sawtooth and gabled roof profiles along Mentmore and Dunning Avenues, consistent materials and inter-war period of the buildings create distinctive and cohesive streetscapes along these two main avenues.

The buildings also form part of a consistent group of inter-war industrial buildings in Rosebery.

**Criteria d):** Social assessment requires further study to ascertain its value for the local community. For its connection to manufacturing munitions for World War II, Champion and other engines and pumps used on farms and in cities, and the well-known Westinghouse fridges and appliances found in many Australian homes from the 1920s to the 1960s, the site may hold significance to the Australian community. The site may also have significance to local residents as part of the planned model suburb of Rosebery.

**[Social/Cultural  
significance]**

**Criteria e):** The building may offer research potential into the history of twentieth-century planning of model suburbs by John Sulman and Richard Stanton.

**[Research  
significance]**

**Criteria f):** The buildings represent some of the earliest surviving industrial buildings constructed on the Rosebery subdivision planned by John Sulman and Richard Stanton between 1911-1920 as a model suburb for both housing and industry.

**[Rarity]**

**Criteria g):** The buildings represent a good example of a large low-scale industrial complex from the inter-war period and the industrial development of the planned model suburb of Rosebery.

**[Representative]**

**Intactness/Integrity:** Largely intact

References:	Author	Title	Year
	City Plan Heritage	Heritage Report: 102-108, 85-151 Dunning Ave, Rosebery	2003
	Artefact Heritage	Heritage impact Statement: 115-151 Dunning Avenue, Roseber	2014
	Rod Howard & Associates Pty Ltd	Statement of Heritage Impact: 115-151 Dunning Avenue, Rose	2009
	Frances Pollon	The book of Sydney suburbs	1996
	Higinbotham & Robinson	Alexandria, Sydney	1890
	Scott Cumming	Chimneys and Change: Post European Environmental Impact in	2004
	City of Sydney/ City Building Surveyors	City Building Surveyors Detail Sheets	1956
	RTA	Aerial Photographs of Sydney May-June 1943	1943
	City of Sydney	Aerial Survey of the City of Sydney	1949
	Dr Terry Kass	Industrial and warehouse buildings research - site history	2014

Studies:	Author	Title	Number	Year
	City Plan Heritage	City of Sydney Industrial and Warehouse Buildings Heritage		2014

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Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	B		DP	330260

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:**

Listing:	Name	Title	Number	ListingDate
	City of Sydney Industrial and Ware	Heritage study		

**Data entry:** Data first entered: 06/08/2014

Data updated: 22/05/2015

Status: Completed

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**Image:**



**Caption:** Northern buildings viewed from Mentmore Avenue

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 14/03/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3453bf9ea8ca76047c897aaa5bfaa5f3cb2.JPG>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3453bf9ea8ca76047c897aaa5bfaa5f3cb2.JPG](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3453bf9ea8ca76047c897aaa5bfaa5f3cb2.JPG)

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**Image:**



**Caption:** Mentmore Avenue streetscape of sawtooth roofs, looking south

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 14/03/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3459b38d402fab64269bf9f84056bb4ae43.JPG>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3459b38d402fab64269bf9f84056bb4ae43.JPG](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3459b38d402fab64269bf9f84056bb4ae43.JPG)

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**Image:**



**Caption:** Large gabled building on Dunning Avenue, likely the former foundry

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 14/03/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3451475096616d74f569adc4d4077cfe9b1.JPG>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3451475096616d74f569adc4d4077cfe9b1.JPG](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3451475096616d74f569adc4d4077cfe9b1.JPG)

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**Image:**



**Caption:** Part of the group of five southern sawtooth roofs fronting Dunning Avenue

**Copy right:** City of Sydney

**Image by:** City Plan Heritage and JCIS Consultants

**Image date:** 05/09/2013

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345ea8593b3251b4df3b186283feaeab0f2.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345ea8593b3251b4df3b186283feaeab0f2.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345ea8593b3251b4df3b186283feaeab0f2.jpg)

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**Image:**



**Caption:** Original office building on Dunning Avenue near the corner of Harcourt Parade

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 14/03/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3457f90495d30e64b0f8ffcc0bd5ce7e4d4.JPG>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3457f90495d30e64b0f8ffcc0bd5ce7e4d4.JPG](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3457f90495d30e64b0f8ffcc0bd5ce7e4d4.JPG)

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**Image:**



**Caption:** Office addition from circa 1959 on Harcourt Parade elevation

**Copy right:** City of Sydney

**Image by:** City Plan Heritage and JCIS Consultants

**Image date:** 05/09/2013

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3456b950b435b5746b78c85c0b4f17fc88a.jpg>

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**Item name:** Former Westinghouse factory including interiors

**Location:** 135-151 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Part of the re-clad Harcourt Parade elevation and sawtooth roofs looking north along Mentmore Avenue

**Copy right:** City of Sydney

**Image by:** City Plan Heritage and JCIS Consultants

**Image date:** 05/09/2013

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34558190017b4e44807a8f2fd42fa12e319.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34558190017b4e44807a8f2fd42fa12e319.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34558190017b4e44807a8f2fd42fa12e319.jpg)

**Item name:** Former Westinghouse factory including interiors

**Location:** 135-151 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Factory interiors showing one sawtooth bay along the east-west axis

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 25/07/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3456d459d37deb54a47a37a81aedd1dddf4.JPG>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3456d459d37deb54a47a37a81aedd1dddf4.JPG](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3456d459d37deb54a47a37a81aedd1dddf4.JPG)

**Item name:** Former Westinghouse factory including interiors

**Location:** 135-151 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Factory interiors showing timber structure for sawtooth roofs

**Copy right:** City of Sydney

**Image by:** Hui Wang

**Image date:** 25/07/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3451f306fec2dc24b74ade0930a86663c00.JPG>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3451f306fec2dc24b74ade0930a86663c00.JPG](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3451f306fec2dc24b74ade0930a86663c00.JPG)

**Item name:** Former Westinghouse factory including interiors

**Location:** 135-151 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Factory interiors along the north-south axis showing the sawtooth roof windows

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 25/07/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34555595464803349f78389a98a8c19d2bf.JPG>

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**Item name:** Former Westinghouse factory including interiors

**Location:** 135-151 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Eastern wall and interiors of large gabled building viewed from east, likely the former foundry

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 25/07/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345e75ef8f428ed4a61b9f8e48691262dae.JPG>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345e75ef8f428ed4a61b9f8e48691262dae.JPG](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345e75ef8f428ed4a61b9f8e48691262dae.JPG)

**Item name:** Former Westinghouse factory including interiors

**Location:** 135-151 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Gabled building interiors, looking east towards Mentmore Avenue

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 25/07/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345f448467871d34019bd33f3798f1060ed.JPG>

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**Item name:** Former Westinghouse factory including interiors

**Location:** 135-151 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Gabled building interior and gantry along the Dunning Avenue frontage

**Copy right:** City of Sydney

**Image by:** Hui Wang

**Image date:** 25/07/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3456776c1103ca7459f8ad1fd478a8ae26c.JPG>

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**Item name:** Former Westinghouse factory including interiors

**Location:** 135-151 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Full 1922 panorama photograph of the factory and surrounds (pic-vn6154688)

**Copy right:** National Library of Australia

**Image by:** E B Studios (National Library of Australia)

**Image date:** 01/01/2022

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3456032d25101d14b9e81037615a6fedad7.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3456032d25101d14b9e81037615a6fedad7.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3456032d25101d14b9e81037615a6fedad7.jpg)

**Item name:** Former Westinghouse factory including interiors

**Location:** 135-151 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** The factory in 1922 viewed from Harcourt Parade, shown in part of a 1922 panorama photograph

**Copy right:** National Library of Australia (pic-vn6154688)

**Image by:** E B Studios (National Library of Australia)

**Image date:** 01/01/1922

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345336dc17063dc45e096a6004dfae286b6.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345336dc17063dc45e096a6004dfae286b6.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345336dc17063dc45e096a6004dfae286b6.jpg)

**Item name:** Former Westinghouse factory including interiors

**Location:** 135-151 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Extract of circa 1921-25 panorama showing the subject buildings in the distance (nla.pic-vn6154685)

**Copy right:** National Library of Australia

**Image by:** E B Studios (National Library of Australia)

**Image date:** 01/01/1922

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34552929c00246f46b5bfd0c489f134209e.jpg>

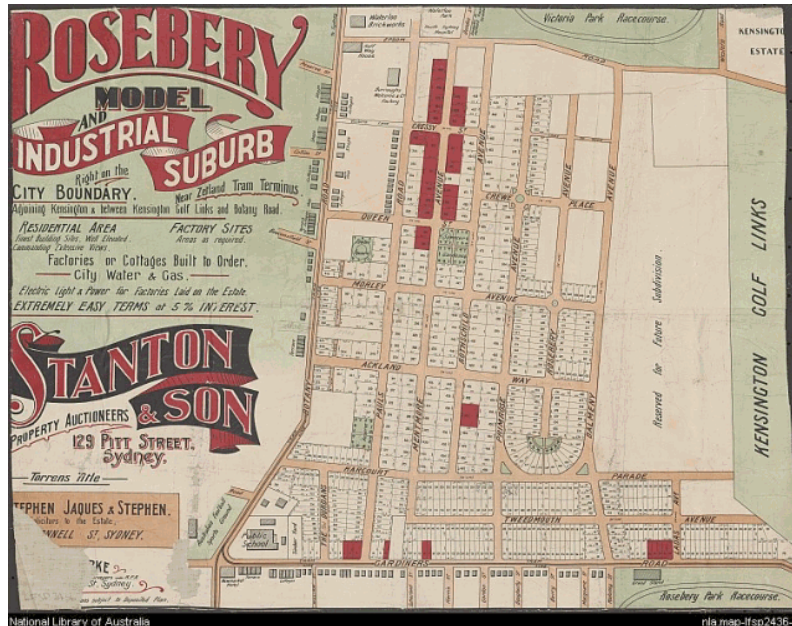
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**Item name:** Former Westinghouse factory including interiors

**Location:** 135-151 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Subdivision plan for the area from circa 1914 (Hayes shown as Ackland Way, Dunning as Pauls Road)

**Copy right:** National Library of Australia

**Image by:** Stanton & Son (ID 43586275)

**Image date:** 01/01/1914

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34508bf91b330494921b430e3950b6f1739.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test34508bf91b330494921b430e3950b6f1739.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test34508bf91b330494921b430e3950b6f1739.jpg)

**Item name:** Former Westinghouse factory including interiors

**Location:** 135-151 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Extract of 1914 deposited plan (DP 7534) showing the original subdivision lots

**Copy right:** Land and Property Information

**Image by:** William Henry Howard, Surveyor

**Image date:** 05/03/1914

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3459ed32393f17d47cf87780f19cbc4b915.jpg>

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**Item name:** Former Westinghouse factory including interiors

**Location:** 135-151 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** 1943 aerial showing the buildings constructed by this time on the subject site circled

**Copy right:** NSW Land and Property Information, SIX

**Image by:** RTA

**Image date:** 01/01/1943

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345d2d4d1f3859d452d9d43fa7b716dba2c.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345d2d4d1f3859d452d9d43fa7b716dba2c.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345d2d4d1f3859d452d9d43fa7b716dba2c.jpg)

**Item name:** Former Westinghouse factory including interiors

**Location:** 135-151 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** 1949 aerial showing little change to the buildings on the site by this time

**Copy right:** City of Sydney archives

**Image by:** City of Sydney

**Image date:** 15/12/1949

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345f7993abad88842ec97555b28ac07f36a.jpg>

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**Item name:** Former Westinghouse factory including interiors

**Location:** 135-151 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Current aerial photograph showing the subject site circled

**Copy right:** City of Sydney

**Image by:** City of Sydney

**Image date:** 01/01/2011

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345b7ed95bb03304027b94ae2484105c93e.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test345b7ed95bb03304027b94ae2484105c93e.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345b7ed95bb03304027b94ae2484105c93e.jpg)

**Item name:** Former Westinghouse factory including interiors

**Location:** 135-151 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** A drag saw made in 1928 by Rosebery Engine Works  
(<https://ehive.com/account/4899/object/2824>)

**Copy right:** Ehive

**Image by:** Ehive

**Image date:**

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3455abc1082af814319ab3005b154b8616b.jpg>

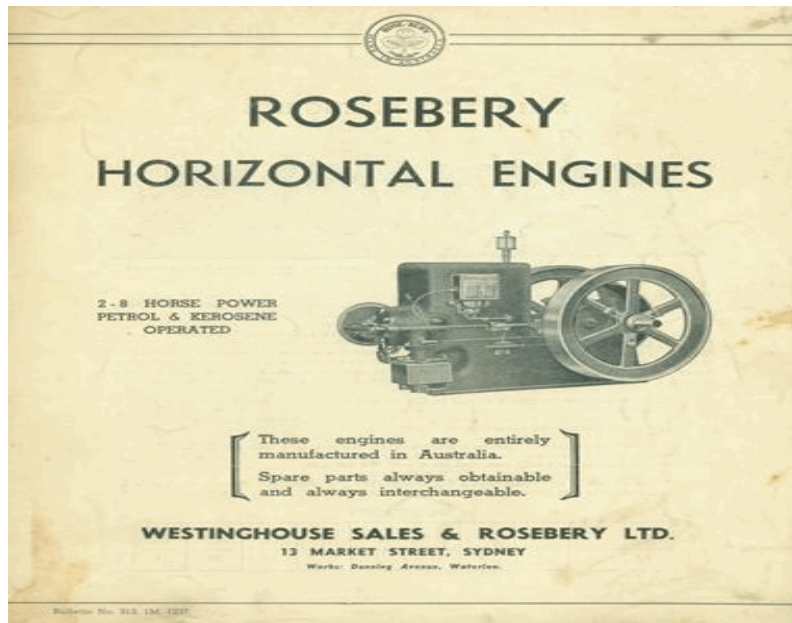
**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3455abc1082af814319ab3005b154b8616b.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3455abc1082af814319ab3005b154b8616b.jpg)

**Item name:** Former Westinghouse factory including interiors

**Location:** 135-151 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** 1938 (circa) booklet on the petrol and kerosene horizontal engines made at this site

**Copy right:** Museum Victoria

**Image by:** Museum Victoria (Reg. No: TL 49252)

**Image date:** 01/01/1938

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34569f2dca4b5234fee9711025ff768b836.jpg>

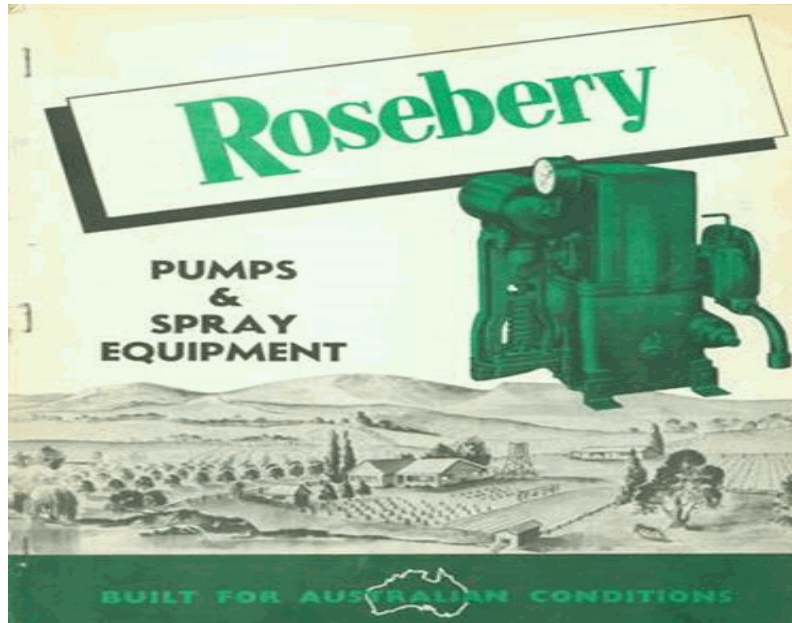
**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34569f2dca4b5234fee9711025ff768b836.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34569f2dca4b5234fee9711025ff768b836.jpg)

**Item name:** Former Westinghouse factory including interiors

**Location:** 135-151 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** 1950 (circa) instruction manual for pumps manufactured by Westinghouse Rosebery

**Copy right:** Museum Victoria

**Image by:** Museum Victoria (Reg. No: TL 48294)

**Image date:** 01/01/1950

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3455f6e348bbeff45bc942bb8491056d98f.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3455f6e348bbeff45bc942bb8491056d98f.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3455f6e348bbeff45bc942bb8491056d98f.jpg)

**Item name:** Former Westinghouse factory including interiors

**Location:** 135-151 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** 1950s advertisement for Westinghouse refrigerators made at this site

**Copy right:** Women's Weekly

**Image by:** Women's Weekly, 14 Oct 1953, p 51

**Image date:** 14/10/1953

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3455b1aaeb5899f43cb8f77193f197d1fe8.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3455b1aaeb5899f43cb8f77193f197d1fe8.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3455b1aaeb5899f43cb8f77193f197d1fe8.jpg)

# Inventory 42

**Item name:** Electricity Substation No. 128 including interiors

**Location:** 142 Dunning Avenue Rosebery 2018

Sydney

**Address:** 142 Dunning Avenue

**Planning:** Sydney South

**Suburb/nearest town:** Rosebery 2018

**Local govt area:** Sydney

**Parish:** Alexandria

**State:** NSW

**County:** Cumberland

**Other/former names:** Dunning Avenue substation

**Area/group/complex:**

**Group ID:**

**Aboriginal area:** Eora

**Curtilage/boundary:** As described in Sydney Local Environmental Plan

**Item type:** Built

**Group:** Utilities - Electricity

**Category:** Electricity Transformer/Substation

**Owner:** State Government

**Admin codes:**

**Code 2:**

**Code 3:**

**Current use:** Electricity substation

**Former uses:** Electricity substation

**Assessed significance:** Local

**Endorsed significance:**

**Item name:** Electricity Substation No. 128 including interiors

**Location:** 142 Dunning Avenue Rosebery 2018

Sydney

**Statement of significance:** Built in 1922, Electricity Substation No. 128 represents a surviving example of the original network of more than 360 substations built by Sydney Municipal Council from 1904 to 1936, which first supplied electricity to Sydney's industries and houses. The period and location of the substation records the expansion of Sydney's electricity network and the growth of electricity use in Rosebery. The building also marks the major changes electricity brought for Rosebery's growth, development and population.

Aesthetically, the building demonstrates the characteristic modest form, quality of design and construction for Sydney's substations, which were designed to a higher standard than required for their function in order to integrate into their established urban contexts by reflecting neighbouring architecture or popular styles of the time.

Electricity Substation No. 128 represents a good example of a simply detailed, purpose-designed and built substation from the inter-war period. It demonstrates typical characteristics of this architectural period including the heavy geometric massing, symmetrical building form, roof form concealed behind a parapet wall, original signage, multi-paned timber windows and an emphatic centrally-placed portal. The gabled parapet wall, half face brick and half rendered finishes, bullnose brick detailing around the entrance and window sills and integrated identification signs with relief lettering demonstrates an attention to detail and ornamentation for a simple utilitarian building. The building contributes to the streetscape of Dunning Avenue and is a significant example of civic architecture in the area.

In terms of technical value in the history of substation design, the substation may also represent the first substation built with an open-topped area for electricity transformers.

Electricity Substation No. 128 forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

Electricity Substation No. 128 and the other surviving substations demonstrate the fundamental role that electricity played in powering Australia's industrialisation and how technological innovations of the time, specifically electricity, defined Sydney's industrial development during the twentieth century. Often constructed to service the high energy demands of factories in the near vicinity, the number, concentration and location of substations provide markers of twentieth century industrial centres and factories in the way that chimney stacks mark the location of factories predating electricity.

The larger number of substations in Rosebery demonstrates its history as a major industrial area mostly developed after the advent of electricity and before substations of this kind were no longer needed for supplying electricity. Rosebery's Dunning Avenue was mostly occupied by industries during the first half of the twentieth century, interspersed with blocks of worker's housing, as a result of its Sulman-designed town plan as a model factories and homes suburb.

Electricity Substation No. 128 is of local heritage significance in terms of its historical, aesthetic and representative values.

**Item name:** Electricity Substation No. 128 including interiors

**Location:** 142 Dunning Avenue Rosebery 2018

Sydney

**Historical notes of provenance:**

Early development of the locality:

This site forms part of the land of the Gadigal people, the traditional custodians of land within the City of Sydney council boundaries. For information about the Aboriginal history of the local area see the City's Barani website: <http://www.sydneybarani.com.au/>

The suburb of Rosebery was once part of a vast sand dune system covered by heath, low scrub, creeks and freshwater wetlands that dominated the landscape of the southern suburbs of Sydney. It provided habitat for a range of fauna such as birds, fish and eels, and was a good food source for the Gadigal, the local Aboriginal people.

The land that today incorporates the areas of Alexandria, Waterloo, Zetland and Rosebery was originally one large estate. Originally granted to former convict and public servant William Hutchinson in 1823, the estate, its buildings and water mill, were then sold to Daniel Cooper and Solomon Levy in 1825 before Cooper became its sole owner in 1833.

The land of the Cooper Estate was progressively subdivided into small acreages and sold from 1872.

Before the development of Rosebery into a residential and industrial estate, the suburb was popular for its racecourse which opened in 1906.

The suburb of Rosebery derives its name from Archibald Primrose, Earl of Rosebery and Prime Minister of England from 1894-95, who visited Sydney in 1883-84. Many of the street names of Rosebery are associated with British parliamentarians including Morley Avenue, Crewe Place and Asquith Avenue.

The Rosebery Estate was planned as a model industrial suburb by John Sulman and developed by Stanton and Sons between 1911 and 1920. The land was purchased for £24,000 in 1912 by the Town Planning Company of Australia, as part of 273 acres of the Waterloo Estate. John Sulman exhibited his design for Rosebery in the Town Planning Association of NSW exhibition in 1913. Most lots were still vacant until 1924, possibly due to the outbreak of World War I.

Based on the garden suburb model, Rosebery was planned as 'model factories and model homes' with detached housing for workers located close to industrial employment sites. Sulman's plan incorporated residential, commercial and industrial facilities as well as recreational and community facilities. Similarly to Dacey Gardens which was also planned by John Sulman, Rosebery was one of the first planned suburbs in Sydney, and amongst the earliest inter-war garden suburbs.

Secondary industries declined in the area from the 1970s as industry expanded to the outer suburbs.

**Industrial history:**

As one of only two major centres for historic Australian industry during the period when industry was centred in cities, Sydney's industrial development is part of the national history of industrialisation. Australia's industrialisation formed part of the 'second industrial revolution' which began during the mid-nineteenth century. This second revolution was driven by major technological innovations including the invention of the internal combustion engine and the assembly line, development of electricity, the construction of canals, railways and electric-power lines.

Sydney's twentieth century industrial development records when and how Sydney became one of the largest industrialised cities in the South Pacific and the diversification of Australia's economy beyond primary industry. Together with Melbourne, Sydney's twentieth century industrial boom expanded Australia's economy from the 'sheep's back' to the 'industry stack' or from primary production to manufacturing. By 1947 more Australians were working in city industries than in farms or mines.

**Item name:** Electricity Substation No. 128 including interiors

**Location:** 142 Dunning Avenue Rosebery 2018

Sydney

Sydney's industrial development not only impacted on the national economy. Twentieth-century industry in Sydney also played a major role in developing Australia's self-sufficiency, growth, urbanisation, society and its contribution to the war effort for World War II. Sydney's industrial development has affected the lives of many Australians directly and indirectly, whether through the number of workers employed, goods and technology produced, the prosperity it engendered, or the social change and urban environments it generated.

Substations history:

One of the major innovations in industry during the nineteenth century was the development of electricity as a power and lighting source, which rivalled and then replaced water and steam power. The mills and workshops of the earlier Industrial Revolution in Britain and North America were mainly water and steam powered, whereas Australia's twentieth century industrial buildings were powered by electricity.

As part of supplying electricity to Sydney's houses and industries for the first time, Sydney Council built Sydney's first power stations and substations during the first half of the twentieth century. Sydney Council, then known as Sydney Municipal Council or the Municipal Council of Sydney, was charged with supplying electricity to Sydney city and surrounding areas in 1896 through the law named the Municipal Council of Sydney Electric Lighting Bill passed on 16th October 1896. Electricity supply was managed through the council's department known by a number of names: the Electric Lighting Committee, the Electric Light Department and the Electricity Department from 1920 to 1935. From 1936 the electricity undertaking was named Sydney County Council when it was reformed as a separate authority as a result of the Gas & Electricity Act of 1935. The various names for the council and subsequent electrical authority are recorded in the initials and building names inscribed in substation facades.

Sydney's first power station at Pyrmont began operating in 1904. The large network of substations were constructed in strategic locations to supply power from these power stations to individual customers and other electricity networks. Their specific purpose was to house machinery to convert high voltage electricity for industrial or domestic use. Substations were often erected in close proximity to factories to service their high energy demands. Consequently the number, concentration and location of substations provide markers of twentieth-century factories and industrial centres in the way that chimney stacks marked factories pre-dating electricity.

Rosebery demonstrates this pattern with its larger number of substations reflecting its history as a major industrial area mostly developed after the advent of electricity and before substations of this kind were no longer needed for supplying electricity.

Rosebery's Dunning Avenue was mostly occupied by industries during the first half of the twentieth century, interspersed with blocks of worker's housing, as a result of its Sulman-designed town plan as a model factories and homes suburb. By 1956, these surrounding industries included the British General Electric Co. to the immediate west, the Doon Manufacturing Co. to the immediate north and the large Mark Foys Woollen Mills to the immediate south. The factories for Westinghouse Rosebery, Consolidated Beverage Co and Bonds Industries were located directly opposite on the other side of Dunning Avenue.

The period and location of surviving substations record the progressive extension of Sydney's electrical network from the centre of Sydney to surrounding areas, the scale and importance of this network, and the fundamental changes electricity brought for Sydney's growth, development and society. Sydney Municipal Council built its first substations at Town Hall, Taylor Square, Woolloomooloo and Ultimo, followed by Glebe, Newtown, Camperdown and surrounding areas. From 1904 to 1935, Sydney Council built more than 360 substations and almost 400 pole transformers throughout Sydney and surrounding suburbs. More continued to be built in the following decades. The Energy Australia (AusGrid) heritage and conservation register records that 33 of the surviving substations are located within the City of Sydney. This number excludes those no longer owned or operated by the electricity supplier.

Each substation has its own number inscribed on the building facade, which reflects its role in the broader

**Item name:** Electricity Substation No. 128 including interiors

**Location:** 142 Dunning Avenue Rosebery 2018

Sydney

electrical network and generally the total number, sequence and period of construction, with some exceptions where disused numbers were reallocated. Most substations were constructed in established urban areas on a small portion of land acquired or subdivided specifically for this purpose. These buildings, while modest in scale and different in function to surrounding buildings, were designed and constructed to a good standard, in a style designed to harmonise with surrounding architecture, in order to reduce community fears or resistance to the incursion of this new technology and impacts on the appearance of streets.

The rise of electricity during the late nineteenth century, and in particular small motors for driving machinery and electrical lights, changed the configuration of industrial buildings and machinery. Electricity meant that factories could be designed with a more flexible layout because small electric motors eliminated the need for belt and shaft drives from the steam plant. Factory building design became less reliant on windows for natural light and gas lighting ventilation because of the advent of electric lighting. Electricity also created a new market for factories to produce the new consumer goods reliant on electric power, such as fridges, washing machines, telephones, stoves, ice cream, and the engineering for electric lights, trains and trams.

Site history:

The substation was built in 1922 to supply electricity to the new factory of Buzacott & Co's Rosebery Engine Works (which later became Westinghouse Rosebery) on the opposite side of Dunning Avenue. The substation was connected to the network in January 1923.

The substation also supplied electricity to Mark Foy's Woollen Mills on nearby Harcourt Parade and low-voltage street mains in the vicinity.

According to Pennington (2012), this substation may have been the first substation built with an open-topped area for the transformers.

**Themes:** National theme

4. Settlement

3. Economy

**State theme**

Utilities

Technology

**Local theme**

Electricity Substation

Electricity

**Designer:** Sydney Municipal Council

**Builder:** Sydney Municipal Council

**Year started:** 1922

**Year completed:** 1922

**Circa:** No

**Item name:** Electricity Substation No. 128 including interiors

**Location:** 142 Dunning Avenue Rosebery 2018

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**Physical description:** Substation No. 128 was built by Sydney Municipal Council in 1922. The substation comprises a single-storey brick building contained under a pitched roof concealed behind a parapet wall. A separate timber fence provides access to the side transformer yard.

This simply detailed, purpose-designed and built substation from the inter-war period exhibits typical characteristics of the this period of architecture including the heavy geometric massing, symmetrical building form, roof form concealed behind a parapet wall, original signage, multi-paned timber windows and an emphatic centrally placed portal. The gabled parapet wall, half face brick and half rendered finishes, bullnose brick detailing around the entrance and window sills and integrated identification signs demonstrates an attention to detail and ornamentation for a simple utilitarian building.

Original relief lettered signage documents the origins of the building and the substation's number within Sydney's electricity network. Another framed relief sign between these two plates has been covered.

The windows have been partly screened by metal grills. The central entrance contains a steel roller shutter door with smaller inset personnel door.

Internally, the roof, foundations and floor structures have not been inspected by the authors.

Category: Individual building. Style: Inter-war. Storeys: One. Facade: Face brick and cement render. Roof: Gabled corrugated metal roof.

**Physical condition level:** Good

**Physical condition:**

**Archaeological potential level:** Not assessed

**Archaeological potential Detail:**

**Modification dates:** During the 1960s, the original switchboard was replaced with the present low-voltage switchboard.

Roof cladding, gutters, downpipes, roller door and transformer yard fence have also been replaced.

**Item name:** Electricity Substation No. 128 including interiors

**Location:** 142 Dunning Avenue Rosebery 2018

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**Recommended management:** The building should be retained and conserved.

A Heritage Assessment and Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.

All conservation, adaptive reuse and future development should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter).

Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.

No vertical additions should be made to the building.

Do not paint, render or seal existing face brickwork.

Face brick and rendered finishes, timber-framed windows, original signage, parapeted gable, brick detailing and other original features of the substation should be maintained and conserved.

Consider uncovering the boarded sign above the entrance.

New uses for the building are to complement and enhance the internal and external character of the building by conserving and interpreting significant fabric and spatial qualities. Alterations for a new use, including changes for compliance with Australian building standards, should allow the essential form of the building to remain readily identifiable.

**Management:** **Management category**  
Statutory Instrument

**Management name**  
List on a Local Environmental Plan (LEP)

**Further comments:** Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

**Item name:** Electricity Substation No. 128 including interiors

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**Criteria a):** Built in 1922, Electricity Substation No. 128 represents a surviving example of the original network of more than 360 substations built by Sydney Municipal Council from 1904 to 1936, which first supplied electricity to Sydney's industries and houses. The period and location of the substation records the expansion of Sydney's electricity network and the growth of electricity use in Rosebery. The building also marks the major changes electricity brought for Rosebery's growth, development and population.

**[Historical significance]**

Electricity Substation No. 128 forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

Electricity Substation No. 128 and the other surviving substations demonstrate the fundamental role that electricity played in powering Australia's industrialisation and how technological innovations of the time, specifically electricity, defined Sydney's industrial development during the twentieth century. Often constructed to service the high energy demands of factories in the near vicinity, the number, concentration and location of substations provide markers of twentieth century industrial centres and factories in the way that chimney stacks mark the location of factories predating electricity.

The larger number of substations in Rosebery demonstrates its history as a major industrial area mostly developed after the advent of electricity and before substations of this kind were no longer needed for supplying electricity. Rosebery's Dunning Avenue was mostly occupied by industries during the first half of the twentieth century, interspersed with blocks of worker's housing, as a result of its Sulman-designed town plan as a model factories and homes suburb.

**Criteria b):** The substation has significant associations with the Municipal Council of Sydney, which constructed the building as part of its early twentieth-century responsibility for the generation and distribution of electricity throughout the greater Sydney area from 1904 until 1936.

**[Historical association significance]**

The substation is also associated with the former factories and mills for which it was built including the then new factory of Buzacott & Co's Rosebery Engine Works (later Westinghouse Rosebery), Mark Foys Woollen Mills (since demolished), and the transformer factory of Electrical Plant Manufacturers; the largest transformer supplier to Sydney Municipal Council from the mid 1920s to the 1950s.

**Criteria c):** Aesthetically, the building demonstrates the characteristic modest form, quality of design and construction for Sydney's substations, which were designed to a higher standard than required for their function in order to integrate into their established urban contexts by reflecting neighbouring architecture or popular styles of the time.

**[Aesthetic/Technical significance]**

Electricity Substation No. 128 is a good example of a simply detailed, purpose-designed and built substation from the inter-war period. It demonstrates typical characteristics of this architectural period including the heavy geometric massing, symmetrical building form, roof form concealed behind a parapet wall, original signage, multi-paned timber windows and an emphatic centrally placed portal. The gabled parapet wall, half face brick and half rendered finishes, bullnose brick detailing around the entrance and window sills and integrated identification signs with relief lettering demonstrates an attention to detail and ornamentation for a simple utilitarian building. The building contributes to the streetscape of Dunning Avenue and is a significant example of civic architecture in the area.

The substation may also represent the first substation built with an open-topped area for the electricity transformers.

**Criteria d):** Social significance requires further study to ascertain its value to communities. The building may have value to community members with an interest in the history, buildings and technology for Sydney's electrification or the history of Rosebery.

**[Social/Cultural significance]**

**Item name:** Electricity Substation No. 128 including interiors

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**Criteria e):** The building may offer research potential into the evolution of technology for electricity supply and architectural design for substations in Sydney, in particular the development of open-topped areas for electricity transformers.  
**[Research significance]**

**Criteria f):** The substation may also represent the first substation built with an open-topped area for the electricity transformers.  
**[Rarity]**

**Criteria g):** The building represents a good example of a substation from the inter-war period.  
**[Representative]**

The substation forms part of a collection of extant substations, which together represent the growth of Sydney's electrical network and the major change that electricity brought for Sydney's growth, development and population during the twentieth century, in particular for the development of industry.

Of more than 360 originally built by Sydney Municipal Council from 1904 to 1930 in metropolitan Sydney, the current Energy Australia (AusGrid) heritage and conservation register records that 33 surviving substations are located in the City of Sydney. This number excludes those no longer owned or operated by the electricity supplier.

**Intactness/Integrity:** Intact externally

References:	Author	Title	Year
	James Pennington	Electricity Substations of the Sydney Municipal Council, pp.59	2012
	Wilkenfeld and SpearittMacLaren Nor	Energy Australia Heritage Register Review	2004
	Wilkenfeld and Spearitt	Electrifying Sydney	2004
	Scott Cumming	Chimneys and Change: Post European Environmental Impact in	2004
	Higinbotham & Robinson	Alexandria. Sydney	1890
	Higinbotham & Robinson	Waterloo Sydney	1890
	Schwager Brooks and Partners Pty Ltd	Energy Australia (Ausgrid) section 170 heritage and conservati	2007
	TZG Architects and Orwell & Peter Pl	Conservation Management Plan: Substation No. 6 and Undergr	2002

Studies:	Author	Title	Number	Year
	City Plan Heritage	City of Sydney Industrial & Warehouse Buildings Heritage		2014

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	10		DP	829392

**Latitude:**

**Longitude:**

**Location validity:**

**Spatial accuracy:**

**Map name:**

**Map scale:**

**AMG zone:**

**Easting:**

**Northing:**

Listing:	Name	Title	Number	ListingDate
	Substation No.128	Heritage Act - s.170 NSW State agency heritage n	3430394	01/11/1994
	City of Sydney Industrial and Ware	Heritage study		

**Data entry:** Data first entered: 06/08/2014      Data updated: 14/05/2015      Status: Completed

**Item name:** Electricity Substation No. 128 including interiors

**Location:** 142 Dunning Avenue Rosebery 2018

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**Image:**



**Caption:** Front elevation of the substation on Dunning Avenue

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 01/04/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34554a082ed91554e33abb9a602fccf6ad0.JPG>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34554a082ed91554e33abb9a602fccf6ad0.JPG](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34554a082ed91554e33abb9a602fccf6ad0.JPG)

**Item name:** Electricity Substation No. 128 including interiors

**Location:** 142 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Detail of openings and signage

**Copy right:** City of Sydney

**Image by:** City Plan Heritage and JCIS Consultants

**Image date:** 05/09/2013

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34530597a9dbff6440495d21dcfd345ed37.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34530597a9dbff6440495d21dcfd345ed37.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34530597a9dbff6440495d21dcfd345ed37.jpg)

**Item name:** Electricity Substation No. 128 including interiors

**Location:** 142 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Substation and surrounds

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 01/04/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3455bfe970b49e44a5fb91929d481cd7968.JPG>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3455bfe970b49e44a5fb91929d481cd7968.JPG](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3455bfe970b49e44a5fb91929d481cd7968.JPG)

**Item name:** Electricity Substation No. 128 including interiors

**Location:** 142 Dunning Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Substation in 2008 as recorded in Pennington (2012) publication

**Copy right:** James Pennington

**Image by:** James Pennington

**Image date:** 01/01/2008

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345d4b9dde43fd442d9a3421263bf8c6999.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345d4b9dde43fd442d9a3421263bf8c6999.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345d4b9dde43fd442d9a3421263bf8c6999.jpg)

**Item name:** Electricity Substation No. 128 including interiors

**Location:** 142 Dunning Avenue Rosebery 2018

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**Image:**



**Caption:** Interior of the substation in 2008

**Copy right:** James Pennington

**Image by:** James Pennington

**Image date:** 01/01/2008

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34525cf4f00332947fe9fcf84b0b9b7ae4d.jpg>

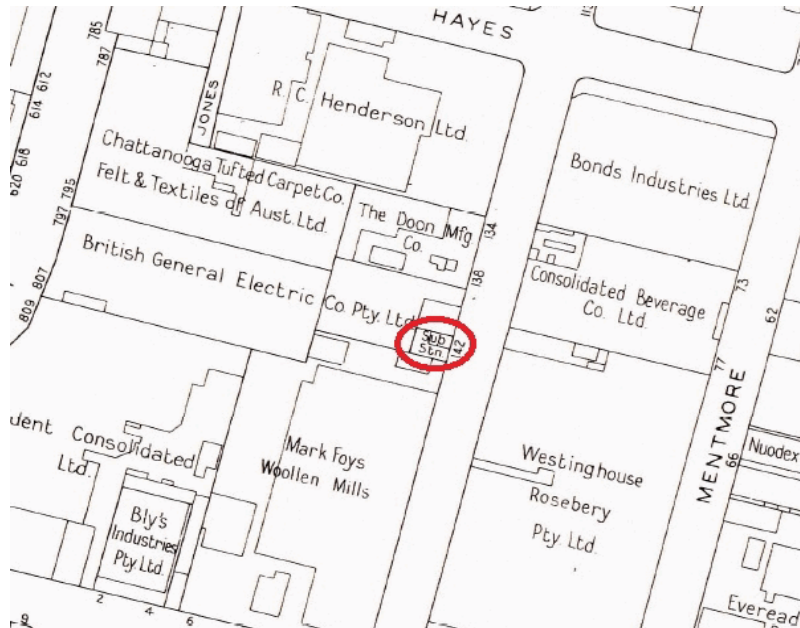
**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34525cf4f00332947fe9fcf84b0b9b7ae4d.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34525cf4f00332947fe9fcf84b0b9b7ae4d.jpg)

**Item name:** Electricity Substation No. 128 including interiors

**Location:** 142 Dunning Avenue Rosebery 2018

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**Image:**



**Caption:** 1956 detail sheet showing subject substation and surrounding industries

**Copy right:** City of Sydney

**Image by:** City Building Surveyors Department, City of Sydney

**Image date:** 01/01/1956

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345572ca8624c864d40972dfa8b4d03a2b1.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test345572ca8624c864d40972dfa8b4d03a2b1.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345572ca8624c864d40972dfa8b4d03a2b1.jpg)

# Inventory 43

**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

Sydney

**Address:** 1-11 Hayes Road

**Planning:** Sydney South

**Suburb/nearest town:** Rosebery 2018

**Local govt area:** Sydney

**Parish:**

**State:** NSW

**County:**

**Other/former names:** General Motors Industries, Electricity Meter & Allied Industries Ltd (Email), Sports Wallet Australia, Signature Prints

**Area/group/complex:**

**Group ID:**

**Aboriginal area:** Eora

**Curtilage/boundary:** Building on corner of Jones Lanes and Hayes Road, as described in Sydney Local Environmental Plan

**Item type:** Built

**Group:** Manufacturing and Processing

**Category:** Other - Manufacturing & Processing

**Owner:**

**Admin codes:**

**Code 2:**

**Code 3:**

**Current use:** Commercial / industrial

**Former uses:** Factory

**Assessed significance:** Local

**Endorsed significance:**

**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

Sydney

**Statement of significance:** Built in 1920 for ladies hat manufacturers, R C Henderson, this former factory building represents the model industrial development of Rosebery during the early decades of the twentieth century. The building is historically significant for its connection to the Australian production of felt and straw hats, which were sold throughout Australia and exported overseas. Through its original use for millinery from 1920s-1950s and subsequent use for electrical appliances engineering, the building also provides evidence of the formerly widespread textiles and engineering industries in Rosebery.

As an expansion of Henderson's operations from its main Surry Hills factory, the building demonstrates the growth and success of this firm and Sydney's millinery industry during the early twentieth century. It provides evidence of the scale of the hat industry from an era when hats were an important part of women's attire. The cessation of this use for Henderson's in the 1950s demonstrates the retraction of the hat industry, associated with social changes and the emancipation of women during the twentieth century.

The building also provides evidence of one of Sydney's first planned suburbs, as one of the earliest surviving industrial buildings constructed on the Rosebery subdivision planned by John Sulman in 1911-20 as a model suburb for both housing and industry. The period, form, orientation and use of the building record the original subdivision pattern, size of the industrial lots, and location of the planned industrial blocks between Botany Road and Primrose Avenue.

The building represents a good example of a modest factory from the inter-war period. The building demonstrates typical architectural features of this period with some elements from the free classical style applied to a utilitarian building, including pediments, moulded entablature, decorative stepped parapet concealing the gabled roofs, arched vents with keystones, vertically proportioned openings, brick piers, and evidence of original contrasting finishes of render and face brickwork. The two gabled roofs with ridge vents, clerestory and western lantern, similar to a sawtooth roof, demonstrate the building's original industrial use and design to ventilate and bring natural light into the interiors.

The building makes an important contribution to the streetscapes of Hayes Road and Jones Lane, marking the entrance to the inter-war industrial precinct from Botany Road. With its corner position, no setback from either street and inter-war features, the building is a distinctive feature in the streetscapes of Hayes Road and Jones Lane, which is visible in the round from a number of near and distant vantage points. The building forms part of a group of inter-war industrial buildings between Botany Road and Mentmore Avenue, which give the area a cohesive character.

The building may have value to the community of former workers of R.C. Henderson, and to the general community for its connection to the well-known Henderson hats from the 1920s to the 1950s.

The former HC Henderson factory forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

The former factory is of local heritage significance in terms of its historical, association, aesthetic and representative values.

**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

Sydney

**Historical notes of provenance:**

Early development of the locality:

This site forms part of the land of the Gadigal people, the traditional custodians of land within the City of Sydney council boundaries. For information about the Aboriginal history of the local area see the City's Barani website: <http://www.sydneybarani.com.au/>

The suburb of Rosebery was once part of a vast sand dune system covered by heath, low scrub, creeks and freshwater wetlands that dominated the landscape of the southern suburbs of Sydney. It provided habitat for a range of fauna such as birds, fish and eels, and was a good food source for the Gadigal, the local Aboriginal people.

The land that today incorporates the areas of Alexandria, Waterloo, Zetland and Rosebery was originally one large estate. Originally granted to former convict and public servant William Hutchinson in 1823, the estate, its buildings and water mill, were then sold to Daniel Cooper and Solomon Levy in 1825 before Cooper became its sole owner in 1833.

The land of the Cooper Estate was progressively subdivided into small acreages and sold from 1872.

Before the development of Rosebery into a residential and industrial estate, the suburb was popular for its racecourse which opened in 1906.

The suburb of Rosebery derives its name from Archibald Primrose, Earl of Rosebery and Prime Minister of England from 1894-95, who visited Sydney in 1883-84. Many of the street names of Rosebery are associated with British parliamentarians including Morley Avenue, Crewe Place and Asquith Avenue.

The Rosebery Estate was planned as a model industrial suburb by John Sulman and developed by Stanton and Sons between 1911 and 1920. The land was purchased for £24,000 in 1912 by the Town Planning Company of Australia, as part of 273 acres of the Waterloo Estate. John Sulman exhibited his design for Rosebery in the Town Planning Association of NSW exhibition in 1913. Most lots were still vacant until 1924, possibly due to the outbreak of World War I.

Based on the garden suburb model, Rosebery was planned as 'model factories and model homes' with detached housing for workers located close to industrial employment sites. Sulman's plan incorporated residential, commercial and industrial facilities as well as recreational and community facilities. Similarly to Dacey Gardens which was also planned by John Sulman, Rosebery was one of the first planned suburbs in Sydney, and amongst the earliest inter-war garden suburbs.

Secondary industries declined in the area from the 1970s as industry expanded to the outer suburbs.

**Industrial history:**

As one of only two major centres for historic Australian industry during the period when industry was centred in cities, Sydney's industrial development is part of the national history of industrialisation. Australia's industrialisation formed part of the 'second industrial revolution' which began during the mid-nineteenth century. This second revolution was driven by major technological innovations including the invention of the internal combustion engine and the assembly line, development of electricity, the construction of canals, railways and electric-power lines.

Sydney's twentieth century industrial development records when and how Sydney became one of the largest industrialised cities in the South Pacific and the diversification of Australia's economy beyond primary industry. Together with Melbourne, Sydney's twentieth century industrial boom expanded Australia's economy from the 'sheep's back' to the 'industry stack' or from primary production to manufacturing. By 1947 more Australians were working in city industries than in farms or mines.

**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

Sydney

Sydney's industrial development not only impacted on the national economy. Twentieth-century industry in Sydney also played a major role in developing Australia's self-sufficiency, growth, urbanisation, society and its contribution to the war effort for World War II. Sydney's industrial development has affected the lives of many Australians directly and indirectly, whether through the number of workers employed, goods and technology produced, the prosperity it engendered, or the social change and urban environments it generated.

#### Site history:

R C Henderson Pty Ltd was a noted producer of ladies hats in Sydney, operating from 1905 into the 1950s. The company made felt hats, panama hats and straw hats, along with ladies millinery (Directory of Manufacturers of Australia, C E S Turner & Sons, Sydney and Melbourne, 1939-40, p 232-3, 82). As its business expanded, R C Henderson purchased land on Hayes Road in Rosebery in 1920 to establish its dye works and felt mill, as well as a factory to process the material for straw hats.

Other felt hat makers in NSW included J Bardsley & Sons at Leichhardt, Dunkerley at Bourke Street in Waterloo, and Arthur P Stewart (Akubra) at 129 York Street. However, these other firms appear to have mainly produced men's hats.

R C Henderson, of 189 Clarence Street, manufacturer of ladies hats, was first registered as a firm on 11 January 1905 with Charles Alfred Henderson and Rolla Crosby Henderson running the business (Registers of Firms, SRNSW 2/8537, No 13777). R C Henderson Pty Ltd was registered as a company on 24 May 1913 (ASIC Company search, 24 Sept 2014).

The building was constructed in 1920 on the land subdivision which formed part of John Sulman's and Richard Stanton's plan for a model suburb for industry and workers housing. The undated subdivision plan from approximately 1914 was named the 'Rosebery model and industrial suburb'. The deposited plan for this subdivision was surveyed on 5 March 1914 (DP 7534). These plans show that Hayes Road was initially named Ackland Way and Dunning Avenue was formerly Pauls Road.

The building is situated within one of the original industrial allotments (lot 322) of this subdivision when the land between Jones Lane and Dunning Avenue was divided into four similarly-sized land parcels (lots 319-322). Two of these lots, lots 321-322, faced Hayes Road (then Ackland Way), while the other two, lots 319-320, addressed the cross-street of Dunning Avenue (then Pauls Road).

These industrial lots were larger than residential lots, however were not overly large. Most industrial buildings would be constructed over multiple lots. The industrial lots typically measured approximately 100 feet wide and 130-140 feet deep, however those on the south side of Hayes Road had slightly different dimensions at approximately 90 feet wide and 200 feet deep. In the original plan, industrial lots of these larger dimensions were located on the land between Epsom Road to the north, Harcourt Avenue to the south, the lanes behind Botany Road to the west and Primrose Avenue to the east. Further east, the plan laid out residential lots distinguished by their narrower measurements generally of 30-40 feet wide and 130-150 feet deep (Inheritance, Heritage Assessment Report of the Rosebery Estate, 2006).

A certificate of title for lot 322 DP 7534 was issued to R C Henderson Ltd on 26 November 1920 (CT 3131 f 73). The first entry for the factory in the Sands directory appeared in 1921 as 'Anderson's Hat and Dye Works' [sic] at this address on the south side of Hayes Road (Sands, Directory, 1921, p 801). By 1923, the entry in the Sands directory had been corrected to R C Henderson (Sands, Directory, 1923, p 816).

R C Henderson Pty Ltd was a major manufacturer of ladies hats using Australian wool. Their hats were sold under the brand name of Platypus. The company's main factory was located on Randle Street in Surry Hills from 1912, whilst its dye works and felt mill were located on Hayes Road in Rosebery from 1920. At the Rosebery works, the company dyed and bleached straw and braid used for its straw hats. In the manufacture of the hats, the Henderson factory used large quantities of artificial flowers, and trimmings using Australian materials. Henderson hats were sold in Australia and exported to Java, the Malay states, South Africa and other overseas

**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

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destinations (Sunday Times, 22 Nov 1925, p 5).

A valuation of lots 319-322 DP 7534 owned by R C Henderson Limited on 1 August 1926 records that the land contained a brick factory with an iron roof, a brick boiler house with an iron roof, and an iron and fibro garage on the site (Valuer-General, Valuation List, Waterloo 19/9458, No 1575).

It was not until 10 April 1930 that a certificate of title for the land on the corner of Dunning Avenue and Hayes Road, comprising lots 319-321 of DP 7534, was issued to R C Henderson Ltd (CT 4395 f 169), suggesting that the eastern part of the former Henderson site fronting Dunning Avenue was developed after the western portion of the site.

The company was listed at the same address in 1936 (Wise, Directory, 1936, p 345).

By 6 April 1942, a furnace and furniture store of brick and a corrugated fibro roof had been added to the original factory (Valuer-General, Valuation List, Waterloo 19/9458, No 1575). The 1943 aerial photograph records the original buildings constructed on lot 322, purchased in 1920, as well as other buildings constructed on lot 321 to the east (1943 aerial photo, SIX, LPI).

On 26 August 1948, a new land valuation showed an amenities block had also been constructed on the site (Valuer-General, Valuation List, Waterloo 19/9458, No 1575).

The company founder, R C Henderson, died on 5 May 1949 (SMH, 7 May 1949 p 5). In November 1950, R C Henderson Ltd became a public company (SMH, 10 Nov 1950, p 7). The sale of shares helped to pay the death duties on Henderson's deceased estate (The Argus, 11 March 1950, p 10).

An amalgamated certificate of title was issued for lots 319-322 on 26 July 1957 (CT 7329 f 163). Previously, the site had been transferred to Car Repairs Pty Ltd on 5 December 1956, but the transfer was not registered on the land title until 23 August 1957 (CT 7329 f 163). On 13 October 1958, the company applied to subdivide the land into three lots (Hayes Rd R C Henderson Ltd, Street cards, NSCA).

The land for the new lots 1 and 2 were sold to G M Industries Pty Ltd on 25 March 1959 (CT 7329 f 163). G M Industries was likely General Motors Industries, the major American electrical appliance and automobile manufacturer, which acquired Holden in 1931 and used this brand name in Australia from 1948.

G M Industries Pty Ltd proposed various alterations to buildings on this site during the late 1950s and early 1960s. On 19 June 1959, it proposed extensions to use the building for manufacturing air conditioning equipment (Hayes Rd R C Henderson Ltd, Street cards, NSCA). On 2 June 1960, G M Industries proposed additions to the factory at an estimated cost of £16,000. Shortly after, on 29 August 1960, the company proposed further additions to the factory for its use for manufacturing polyester resins (Hayes Rd R C Henderson Ltd, Street cards, NSCA).

In 1970, Email Building Service proposed alterations and additions with works valued at \$9,300 on 10 July (1-3 Hayes Rd, Street cards, NSCA). Historic photos of the Email works in Rosebery just before this application in 1968 describe the factory as a 'press shop' and appear to show the production of press metal, possibly for the casing of products they made. No specific address is given for these photos to confirm whether they show the subject Email works or another located elsewhere in Rosebery.

Email's original business was manufacturing electric, gas and water meters, which were found in many houses throughout Australia. Email was also one of the largest Australian manufacturers of white goods. They produced a large range of domestic and commercial refrigerators, freezers, electric ranges, gas stoves, microwave ovens, dishwashers, room and air conditioners, washing machines and clothes dryers. The company was initially incorporated in New South Wales in 1934 as Electricity Meter & Allied Industries Ltd, renamed as Email, an acronym of its full name, in 1951. Email also manufactured other household appliances including radio parts and refrigerators, building products, industrial products and metal distributions. (Australian Science and Technology

**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

Sydney

Heritage Centre, Technology in Australia 1799-1988, Whitegoods or consumer durables, 2000, <http://www.austehc.unimelb.edu.au/tia/886.html#3584>, accessed 17 March 2015)

During the 1980s, minor alterations, additions and changes of use were proposed. On 3 May 1984, additions at an estimated cost of \$6,000 were proposed, followed by alterations valued at \$8,000 proposed on 29 January 1985 (1-3 Hayes Rd, Street cards, NSCA). On 21 May 1985, an application sought to use the building as a workshop for repairing computer equipment (1-11 Hayes Rd, Street cards, NSCA). Cizola Pty Ltd applied on 22 August 1985 to use 1 Hayes Rd for manufacturing light reflectors and to store sun control film (1-11 Hayes Rd, Street cards, NSCA).

Themes:	National theme	State theme	Local theme
	3. Economy	Commerce	Warehouses
	3. Economy	Industry	Activities associated with the n
	3. Economy	Commerce	Warehouses
	4. Settlement	Towns, suburbs and villages	Development

**Designer:** Unknown

**Builder:** Unknown

**Year started:** 1920

**Year completed:** 1920

**Circa:** Yes

**Physical description:** The subject building at the west end of this site was constructed in 1920 as a factory for R. C. Henderson. It comprises a single-storey building located on the corner of Hayes Road and Jones Lane, with no set-back from either street. The building is constructed of brick walls, contained under two gabled roofs of different sizes clad with corrugated iron. The roof forms incorporate vents and clerestories along the ridge lines and a side lantern on the western elevation along Jones Lane, similar to a sawtooth roof, for ventilating and lighting the interiors. The roof is concealed on the street frontage by a parapet wall.

The building is designed in inter-war period with elements of the free classical style. It exhibits typical features of this period applied to a utilitarian building including including pediments, moulded entablature, decorative stepped parapet concealing the gabled roofs, arched vents with keystones, vertically proportioned openings and brick piers. While painted, the external walls show evidence of the original contrasting finishes of render above the lintel and face brickwork below. Some original timber-framed windows survive, however the windows in the side roof lantern along Jones Lane have been replaced.

While stylistically similar, the two sections of the building contained under the separate gabled roofs illustrate some differences. The eastern gable is the smaller of the two. The smaller scale of this roof is reflected on the street facade through the shallower pitch of the pediment, and evident from the rear profile of the building. The eastern section of the building contained under the smaller gabled roof is also divided into bays by regular brick piers, unlike the western section of the building.

Internally, the roof, foundations and floor structures have not been inspected by the authors.

Category: Individual building. Style: Inter-war with free classical elements. Storeys: One. Roof: Gables with vents and lantern lights. Roof cladding: Corrugated iron roof. Facade: Rendered brick above lintel, painted brick below. Rear/Side walls: Painted brick. Windows: Timber or aluminium.

**Physical condition level:** Good

**Physical condition:**

**Archaeological** Not assessed

**potential level:**

**Archaeological potential Detail:**

**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

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**Modification dates:** Timeline of known dates for changes to the site:

26 November 1920

Certificate of title for lot 322 DP 7534 issued to R C Henderson Ltd

1921

The firm was first listed in the Sands Directory as 'Anderson's Hat and Dye Works' [sic]

1 August 1926

Land valuation for lots 319-322 DP 7534 owned by R C Henderson Limited records that a brick factory with iron roof, brick boiler house with iron roof, iron garage and iron and fibro garage were constructed on the site

10 April 1930

Certificate of title for lots 319-321 DP 7534, facing Dunning Avenue and Hayes Road, issued to R C Henderson Ltd

6 April 1942

Furnace and furniture store added of brick and corrugated fibro roof

26 August 1948

Factory now included an amenities block

26 July 1957

Combined certificate of title issued for lots 319-322 (1-11 Hayes Road)

5 December 1956

Car Repairs Pty Ltd purchased the site

13 October 1958

Subdivision of site into three lots

25 March 1959

Sale of new lots 1 and 2 to G M Industries Pty Ltd

19 June 1959

G M Industries Pty Ltd proposed extensions and use for manufacturing air conditioning equipment

2 June 1960

GM Industries proposed additions to factory at an estimated cost of £16,000

29 August 1960

G M Industries Pty Ltd proposed additions and use for manufacturing polyester resins

10 July 1970

Email Building Service proposed alterations and additions with works valued at \$9,300

3 May 1984

Application for alterations to factory at an estimated cost of \$6,000

29 January 1985

Application for alterations to factory with works valued at \$8,000

21 May 1985

Application to use building as workshop for repairing computer equipment

**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

Sydney

22 August 1985

Application by Cizola Pty Ltd to use Number 1 to manufacture light reflectors and to store sun control film

**Recommended management:** The inter-war building should be retained and conserved.

A Heritage Assessment and Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.

All conservation, adaptive reuse and future development should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter).

Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.

Maintain the original gabled roofs, vents, clerestory and side lantern, parapet wall, brickwork, timber windows, arched vents, moulded entablature and other original architectural detailing.

Consider removal of paint to formerly unpainted external walls below the lintel. For repainting, use a colour scheme appropriate to the inter-war period of the building, which highlights its decorative details in different tones.

Locate new signage within the entablature using separate painted lettering in a similar manner to the original, as shown in the historic photograph.

Consider new uses for the building that will re-use and expose its industrial features to retain its former industrial character as an integral part of the new use. Alterations for a new use, including changes for compliance with Australian building standards, should allow the essential form of the building to remain readily identifiable.

**Management:** **Management category**  
Statutory Instrument

**Management name**  
List on a Local Environmental Plan (LEP)

**Further comments:** Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

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**Criteria a):** Built in 1920 for ladies hat manufacturers, R C Henderson, this former factory building represents the model industrial development of Rosebery during the early decades of the twentieth century. The building is historically significant for its connection to the Australian production of felt and straw hats, which were sold throughout Australia and exported overseas. Through its original use for millinery from 1920s-1950s and subsequent use for electrical appliances engineering, the building also provides evidence of the formerly widespread textiles and engineering industries in Rosebery.

As an expansion of Henderson's operations from its main Surry Hills factory, the building demonstrates the growth and success of this firm and Sydney's millinery industry during the early twentieth century. It provides evidence of the scale of the hat industry from an era when hats were an important part of women's attire. The cessation of this use for Henderson's in the 1950s demonstrates the retraction of the hat industry, associated with social changes and the emancipation of women during the twentieth century.

The building also provides evidence of one of Sydney's first planned suburbs, as one of the earliest surviving industrial buildings constructed on the Rosebery subdivision planned by John Sulman in 1911-20 as a model suburb for both housing and industry. The period, form, orientation and use of the building record the original subdivision pattern, size of the industrial lots, and location of the planned industrial blocks between Botany Road and Primrose Avenue.

The former HC Henderson factory forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

**Criteria b):** The building has significant associations with noted hat manufacturers, R C Henderson, from the 1920s-1950s, who built the factory, and the felt and straw hats partly manufactured at this site during this period for R C Henderson. The building is also associated with John Sulman and Richard Stanton, reflecting their plans and subdivision of 1911-20 for the area as a model suburb for industry and worker's housing.

The building was subsequently associated with the major American electrical appliance and automobile manufacturer, General Motors Industries, from 1959-1960s, when it was used for manufacturing air conditioning equipment and polyester resins, and then with one of Australia's largest manufacturers of white goods, Email (formerly Electricity Meter & Allied Industries Ltd), in the 1960s-1970s.

**Criteria c):** The building represents a good example of a modest factory from the inter-war period. The building demonstrates typical architectural features of this period with some elements from the free classical style applied to a utilitarian building, including pediments, moulded entablature, decorative stepped parapet concealing the gabled roofs, arched vents with keystones, vertically proportioned openings, brick piers, and evidence of original contrasting finishes of render and face brickwork. The two gabled roofs with ridge vents and western lantern, similar to a sawtooth roof, demonstrate the building's original industrial use and design to ventilate and bring natural light into the interiors.

The building makes an important contribution to the streetscapes of Hayes Road and Jones Lane, marking the entrance to the inter-war industrial precinct from Botany Road. With its corner position, no setback from either street and inter-war features, the building is a distinctive feature in the streetscapes of Hayes Road and Jones Lane, which is visible in the round from a number of near and distant vantage points. The building forms part of a group of inter-war industrial buildings between Botany Road and Mentmore Avenue, which give the area a cohesive character.

**Criteria d):** Social significance requires further study to ascertain its value for the local community. The building may have value to the community of former workers of R.C. Henderson, and to the general community for its connection to the well-known Henderson hats from the 1920s to the 1950s.

**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

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**Criteria e):** The building may offer research potential into the history of twentieth-century planning of model suburbs by  
**[Research significance]** John Sulman and Richard Stanton.

**Criteria f):** The building is rare locally as one of the earliest surviving industrial buildings constructed on the Rosebery  
**[Rarity]** subdivision planned by John Sulman and Richard Stanton between 1911-1920 as a model suburb for both housing and industry.

**Criteria g):** The building represents a good example of a modest factory from the inter-war period and the industrial  
**[Representative]** development of the planned model industrial suburb of Rosebery.

**Intactness/Integrity:** Relatively intact externally

References:	Author	Title	Year
	Dr Terry Kass	Industrial and warehouse buildings research - site history	2014
	Inheritance	Heiritage Assessment Report of Rosebery Estate	2006
	Scott Cumming	Chimneys and Change: Post European Environmental Impact in	2004
	Sydney Morning Herald	Advertisement for Henderson Hats	1921
	Jack Hickson	R.C. Henderson Factory at Rosebery	1958
	The Argus, Melbourne - 11 March 195	R.C. Henderson	

Studies:	Author	Title	Number	Year
	City Plan Heritage	City of Sydney Industrial & Warehouse Buildings Heritage Study		2014

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	1		DP	411415

**Latitude:**

**Longitude:**

**Location validity:**

**Spatial accuracy:**

**Map name:**

**Map scale:**

**AMG zone:**

**Easting:**

**Northing:**

Listing:	Name	Title	Number	Listing Date
	City of Sydney Industrial and Warehouse	Heritage study		

**Data entry:** Data first entered: 06/08/2014      Data updated: 21/05/2015      Status: Completed

**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

Sydney

**Image:**



**Caption:** Hayes Road and Jones Lane elevations viewed from the north-west

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 03/03/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345386132a78e9e43078a12a5c3aee13ca2.JPG>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345386132a78e9e43078a12a5c3aee13ca2.JPG](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345386132a78e9e43078a12a5c3aee13ca2.JPG)

**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

Sydney

**Image:**



**Caption:** North and east elevations viewed from the north-east from Hayes Road

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 03/03/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345cde17298cac7429cb95540c0fe364a42.JPG>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345cde17298cac7429cb95540c0fe364a42.JPG](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345cde17298cac7429cb95540c0fe364a42.JPG)

**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

Sydney

**Image:**



**Caption:** North-west corner viewed from the west

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 03/03/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3453760e7f607684d92aa7290d57f18a834.JPG>

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**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

Sydney

**Image:**



**Caption:** Part of north and east elevations viewed from the east

**Copy right:** City of Sydney

**Image by:** City Plan Heritage and JCIS Consultants

**Image date:** 05/09/2013

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345e38e0283f9f940f48a26241988c18914.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345e38e0283f9f940f48a26241988c18914.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345e38e0283f9f940f48a26241988c18914.jpg)

**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

Sydney

**Image:**



**Caption:** The building in 1968 with the original Henderson Hats signage

**Copy right:** State Library of NSW

**Image by:** Jack Hickson (d7\_05373, SLNSW)

**Image date:** 26/05/1968

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345ba8b0d13b2ba4eed8710ced26c07c682.jpg>

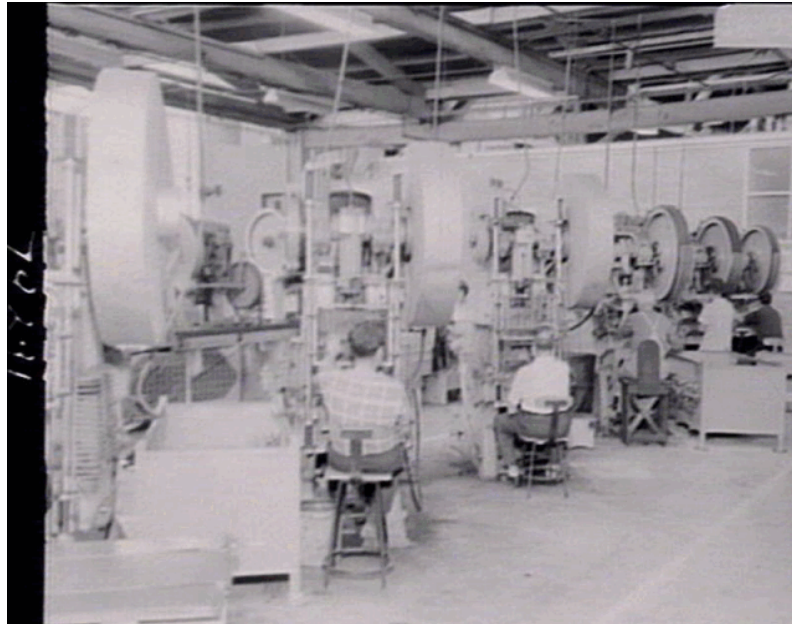
**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345ba8b0d13b2ba4eed8710ced26c07c682.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345ba8b0d13b2ba4eed8710ced26c07c682.jpg)

**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

Sydney

**Image:**



**Caption:** Email press shop in Rosebery in 1968 at an unrecorded address, possibly showing this building

**Copy right:** State Library of NSW

**Image by:** State Library (d1\_35984)

**Image date:** 01/11/1968

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345e0e79e0904f842d7a6058c42983768b5.jpg>

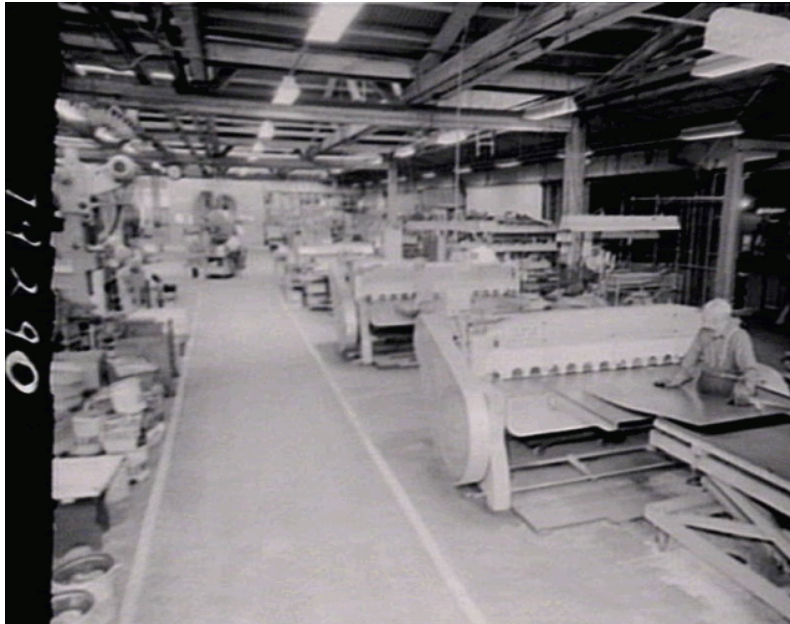
**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345e0e79e0904f842d7a6058c42983768b5.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345e0e79e0904f842d7a6058c42983768b5.jpg)

**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

Sydney

**Image:**



**Caption:** Email press shop in Rosebery in 1968 at an unrecorded address, possibly showing this building

**Copy right:** State Library of NSW

**Image by:** State Library (d2\_36795)

**Image date:** 01/11/1968

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34512308238f2814d459d194a2157a1e7cc.jpg>

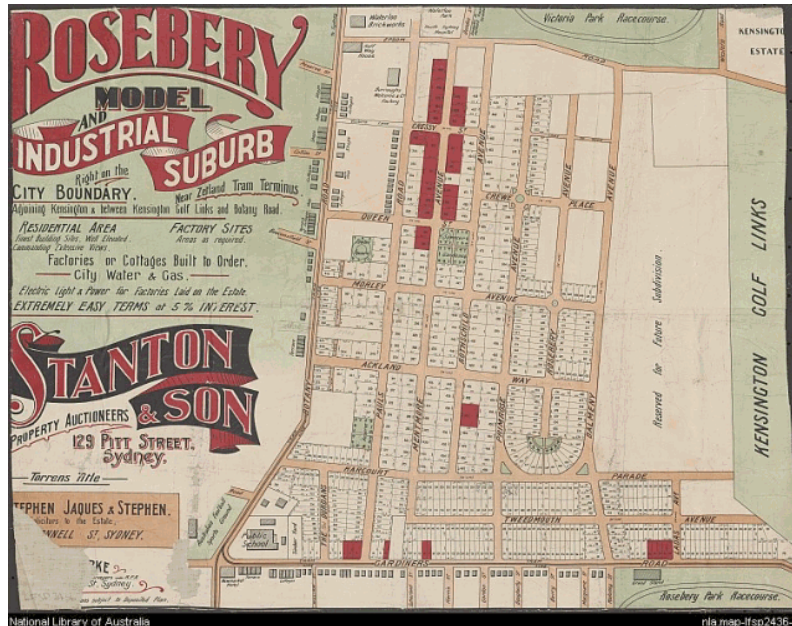
**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34512308238f2814d459d194a2157a1e7cc.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34512308238f2814d459d194a2157a1e7cc.jpg)

**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

Sydney

**Image:**



**Caption:** Subdivision plan for the area from circa 1914 (Hayes shown as Ackland Way, Dunning as Pauls Road)

**Copy right:** National Library of Australia

**Image by:** Stanton & Son (ID 43586275)

**Image date:** 01/01/1914

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/34502d2f400b176492fb363abbd7a4c985a.jpg>

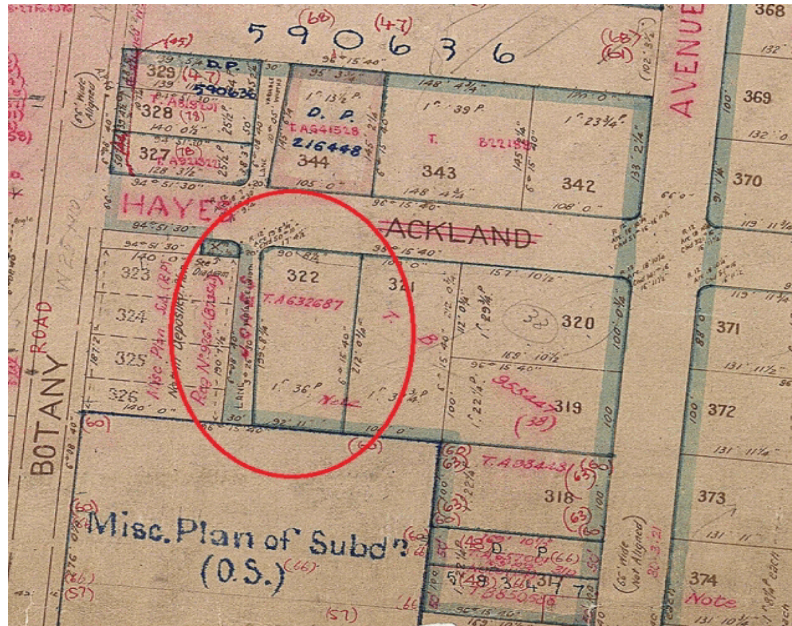
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**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

Sydney

**Image:**



**Caption:** Extract of 1914 deposited plan (DP 7534) showing the original subdivision and street name changes

**Copy right:** Land and Property Information

**Image by:** William Henry Howard, Surveyor

**Image date:** 05/03/1914

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34562f97738ab79447ab4bec58020f18de3.jpg>

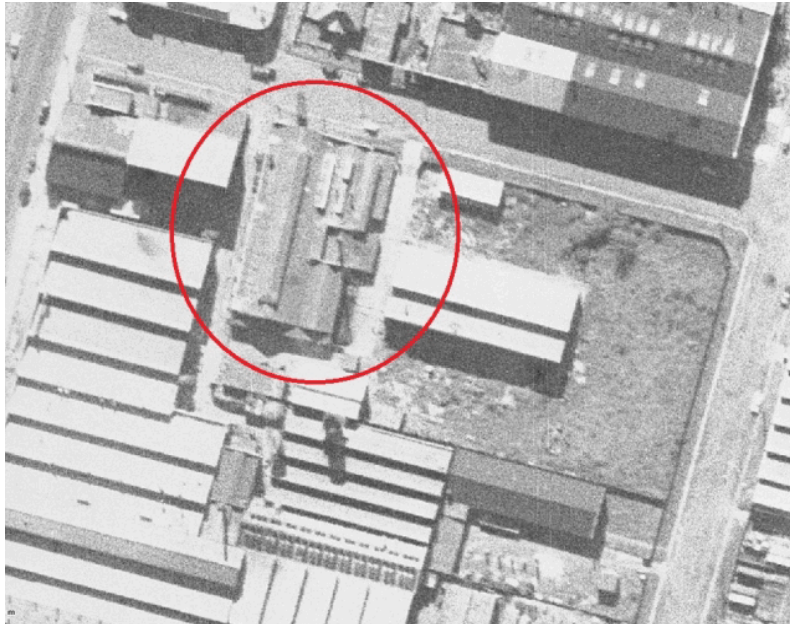
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**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

Sydney

**Image:**



**Caption:** 1943 aerial of the building showing the other buildings to east before their extension

**Copy right:** Lands and Property Information, SIX maps

**Image by:** RTA

**Image date:** 01/01/1943

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345a23c8eb1c9bb400da539df35e0a09427.jpg>

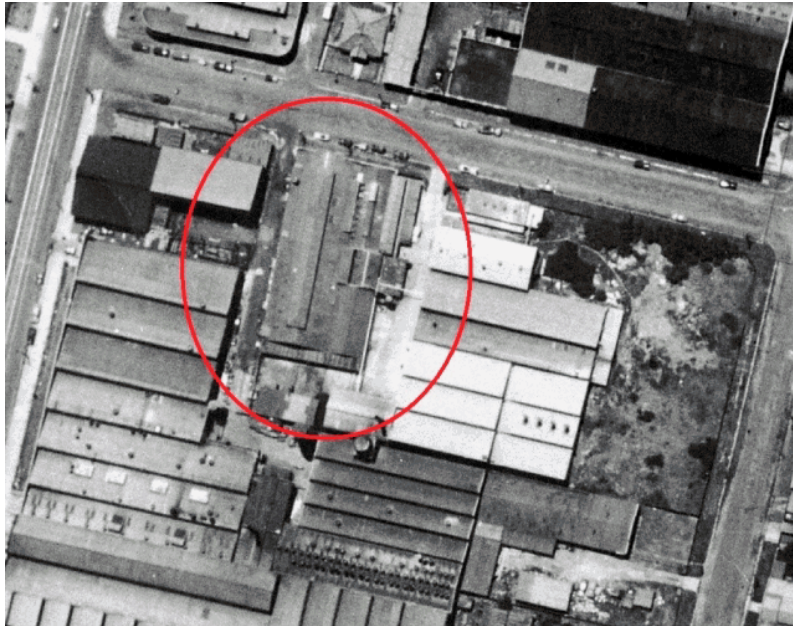
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**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

Sydney

**Image:**



**Caption:** 1949 aerial of the area showing the subject building and surrounding development

**Copy right:** City of Sydney

**Image by:** City of Sydney

**Image date:** 01/01/1949

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345ace3c661c16647c8bb9c569d90b648b3.jpg>

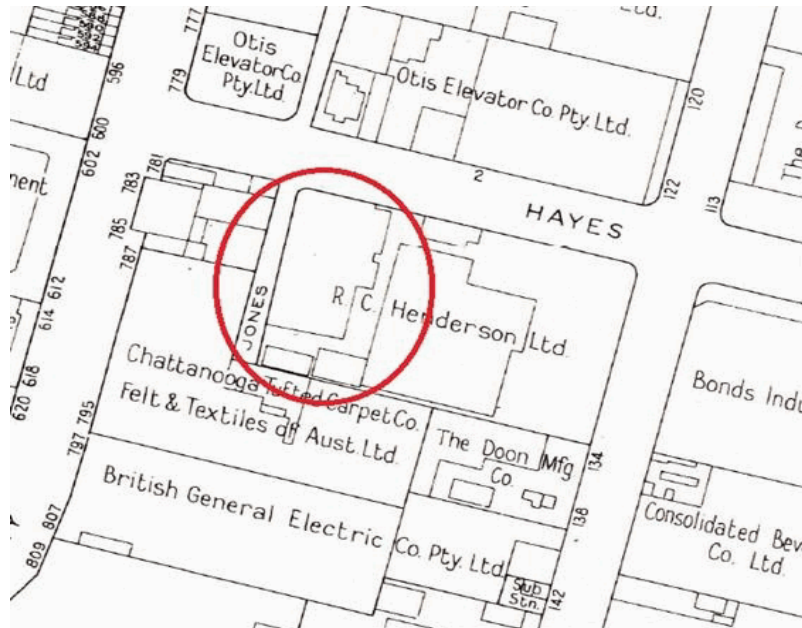
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**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

Sydney

**Image:**



**Caption:** 1956 detail sheet showing the building circled and surrounding industries

**Copy right:** City of Sydney

**Image by:** City Building Surveyors Department, City of Sydney

**Image date:** 01/01/1956

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3452c45b9a16bba4fdf92037bbdabaa8b71.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test3452c45b9a16bba4fdf92037bbdabaa8b71.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3452c45b9a16bba4fdf92037bbdabaa8b71.jpg)

**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

Sydney

**Image:**



**Caption:** Current aerial of the subject building circled

**Copy right:** City of Sydney

**Image by:** City of Sydney

**Image date:** 01/01/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345ef14b1501a2b4299800093aafa7d5901.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345ef14b1501a2b4299800093aafa7d5901.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345ef14b1501a2b4299800093aafa7d5901.jpg)

**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

Sydney

**Image:**



**Caption:** Main Henderson's factory at Surry Hills showing subsequent hat finishing

**Copy right:** State Library of NSW

**Image by:** State Library (d1\_46940)

**Image date:** 03/03/1949

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34513d04ba3a86644bfb0c385a8bc965193.jpg>

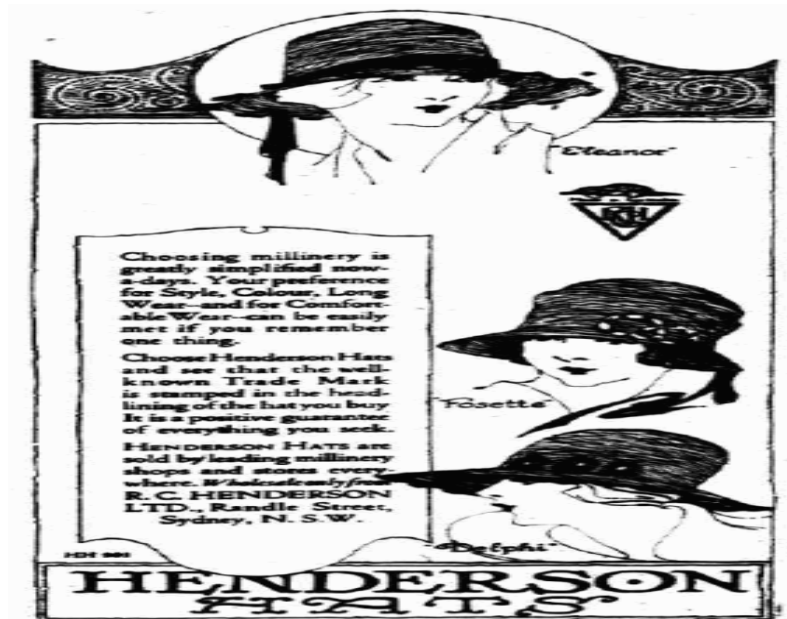
**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34513d04ba3a86644bfb0c385a8bc965193.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34513d04ba3a86644bfb0c385a8bc965193.jpg)

**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

Sydney

**Image:**



**Caption:** 1921 advertisement of Henderson Hats showing the hats made when the factory was constructed

**Copy right:** National Library of Australia

**Image by:** Sydney Morning Herald

**Image date:** 07/09/1921

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345aac4304e6f6f425186a31eda79ce9961.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345aac4304e6f6f425186a31eda79ce9961.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345aac4304e6f6f425186a31eda79ce9961.jpg)

**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

Sydney

**Image:**



**Caption:** 1930s Henderson Hats marketing, styles and the 'Paris' hat illustrated in this 1932 advertisement

**Copy right:** National Library of Australia

**Image by:** The Grenfell Record

**Image date:** 31/03/1932

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3452378d5ebcd4d4c36adf4ecaee24a595d.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test3452378d5ebcd4d4c36adf4ecaee24a595d.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3452378d5ebcd4d4c36adf4ecaee24a595d.jpg)

**Item name:** Former R. C. Henderson Ltd factory including interiors

**Location:** 1-11 Hayes Road Rosebery 2018

Sydney

**Image:**



**Caption:** 1944 advertisement for 1940s hats made of 'Flexafelt' treated at this site (Women's Weekly, 1944)

**Copy right:** Women's Weekly

**Image by:** Women's Weekly, 4 Nov 1944, p 6

**Image date:** 04/11/1944

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3451afb7b8b2121467b81ed42014819b1eb.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3451afb7b8b2121467b81ed42014819b1eb.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3451afb7b8b2121467b81ed42014819b1eb.jpg)

# Inventory 44

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

**Address:** 61-71 Mentmore Avenue

**Planning:** Sydney South

**Suburb/nearest town:** Rosebery 2018

**Local govt area:** Sydney

**Parish:** Alexandria

**State:** NSW

**County:** Cumberland

**Address:** 34 Morley Avenue

**Planning:** Sydney South

**Suburb/nearest town:** Rosebery 2018

**Local govt area:** Sydney

**Parish:**

**State:** NSW

**County:**

**Other/former names:** Cyclone Company of Australia Limited, Cyclone Pty Ltd

**Area/group/complex:**

**Group ID:**

**Aboriginal area:** Eora

**Curtilage/boundary:** As described in Sydney Local Environmental Plan

**Item type:** Built

**Group:** Manufacturing and Processing

**Category:** Factory/ Plant

**Owner:**

**Admin codes:**

**Code 2:**

**Code 3:**

**Current use:**

**Former uses:** Factory, warehouse

**Assessed significance:** Local

**Endorsed significance:**

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

**Statement of significance:** Purpose-built in 1937 for major wire fence manufacturers, Cyclone Fence and Gate Co, the former Cyclone factory represents the model industrial development of Rosebery during the inter-war period. The factory is historically significant for its connection to Australian manufacturing of building supplies during the mid-twentieth century and as evidence of this formerly widespread industry of Rosebery.

As the main Sydney factory for Cyclone during the inter-war and post-war period, the buildings are historically significant for their connection to the Australian production of Cyclone welded wire and steel gates, fences, play equipment, scaffolding and other wire and steel products used in Australian homes and farms from the 1930s to the 1950s. The construction and scale of this former factory demonstrates the growth of the company and the popularity of Cyclone products, which became key streetscape elements of Australian suburbia and rural landscapes during the inter-war and post-war years. The factory is also associated with technological innovations of the late nineteenth and early twentieth century in the use of woven and welded steel as an affordable and lower-maintenance alternative to timber or iron fencing for homes and farms.

The former factory provides evidence of one of Sydney's first planned suburbs, as surviving inter-war industrial buildings constructed on the Rosebery subdivision planned by John Sulman in 1911-20 as a model suburb for both housing and industry. The period, form, layout and use of the buildings record the original subdivision pattern and location of the planned industrial blocks between Botany Road and Primrose Avenue. The inclusion of a landscaped setback on Morley Avenue into the development of an industrial site demonstrates the ideals of the model suburb for quality factories and housing.

For its connection to manufacturing the Cyclone fences, gates and other wire and steel products found in many Australian homes and farms from the 1930s to the 1950s, the site may hold significance to the Australian community.

The factory and office buildings represent a good example of a large low-scale industrial complex of southern Sydney from the inter-war period. The buildings demonstrate the industrial building typology which contains administrative and manufacturing in distinctly different building forms, including a single-storey factory over a large area, and a more architecturally distinctive office on the street frontage.

The office and factory buildings demonstrate good examples of inter-war utilitarian architecture with elements of the stripped classical, Art Deco and functionalist styles from this period. The buildings exhibit typical features of these styles including the heavy masonry construction, unadorned brick walls, pronounced symmetry and entrance on Morley Avenue, high parapet walls, vertical emphasis of the office building façade divided into bays by engaged piers, and contrasting horizontal emphasis of the attached factory. Decoration is characteristically restrained, limited to the stepped profile of the office parapet wall, contrasting brickwork for the continuous lintels along the factory façade, relief brickwork details, stepped recessed entry on Morley Avenue, and the pattern of vertically proportioned openings including original timber windows with horizontal glazing bars on Morley Avenue.

The buildings within their landscaped setting make important contributions to the streetscapes of Morley and Mentmore Avenues, forming part of a consistent group of inter-war industrial buildings in Rosebery. Despite alterations to the factory roof and window frames, the buildings retain a high degree of overall architectural integrity.

The former Cyclone factory forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

The buildings are of local heritage significance in terms of their historical, association, aesthetic and representative values.

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**Historical notes of provenance:**

Early development of the locality:

This site forms part of the land of the Gadigal people, the traditional custodians of land within the City of Sydney council boundaries. For information about the Aboriginal history of the local area see the City's Barani website: <http://www.sydneybarani.com.au/>

The suburb of Rosebery was once part of a vast sand dune system covered by heath, low scrub, creeks and freshwater wetlands that dominated the landscape of the southern suburbs of Sydney. It provided habitat for a range of fauna such as birds, fish and eels, and was a good food source for the Gadigal, the local Aboriginal people.

The land that today incorporates the areas of Alexandria, Waterloo, Zetland and Rosebery was originally one large estate. Originally granted to former convict and public servant William Hutchinson in 1823, the estate, its buildings and water mill, were then sold to Daniel Cooper and Solomon Levy in 1825 before Cooper became its sole owner in 1833.

The land of the Cooper Estate was progressively subdivided into small acreages and sold from 1872.

Before the development of Rosebery into a residential and industrial estate, the suburb was popular for its racecourse which opened in 1906.

The suburb of Rosebery derives its name from Archibald Primrose, Earl of Rosebery and Prime Minister of England from 1894-95, who visited Sydney in 1883-84. Many of the street names of Rosebery are associated with British parliamentarians including Morley Avenue, Crewe Place and Asquith Avenue.

The Rosebery Estate was planned as a model industrial suburb by John Sulman and developed by Stanton and Sons between 1911 and 1920. The land was purchased for £24,000 in 1912 by the Town Planning Company of Australia, as part of 273 acres of the Waterloo Estate. John Sulman exhibited his design for Rosebery in the Town Planning Association of NSW exhibition in 1913. Most lots were still vacant until 1924, possibly due to the outbreak of World War I.

Based on the garden suburb model, Rosebery was planned as 'model factories and model homes' with detached housing for workers located close to industrial employment sites. Sulman's plan incorporated residential, commercial and industrial facilities as well as recreational and community facilities. Similarly to Dacey Gardens which was also planned by John Sulman, Rosebery was one of the first planned suburbs in Sydney, and amongst the earliest inter-war garden suburbs.

Secondary industries declined in the area from the 1970s as industry expanded to the outer suburbs.

**Industrial history:**

As one of only two major centres for historic Australian industry during the period when industry was centred in cities, Sydney's industrial development is part of the national history of industrialisation. Australia's industrialisation formed part of the 'second industrial revolution' which began during the mid-nineteenth century. This second revolution was driven by major technological innovations including the invention of the internal combustion engine and the assembly line, development of electricity, the construction of canals, railways and electric-power lines.

Sydney's twentieth century industrial development records when and how Sydney became one of the largest industrialised cities in the South Pacific and the diversification of Australia's economy beyond primary industry. Together with Melbourne, Sydney's twentieth century industrial boom expanded Australia's economy from the 'sheep's back' to the 'industry stack' or from primary production to manufacturing. By 1947 more Australians were working in city industries than in farms or mines.

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Sydney's industrial development not only impacted on the national economy. Twentieth-century industry in Sydney also played a major role in developing Australia's self-sufficiency, growth, urbanisation, society and its contribution to the war effort for World War II. Sydney's industrial development has affected the lives of many Australians directly and indirectly, whether through the number of workers employed, goods and technology produced, the prosperity it engendered, or the social change and urban environments it generated.

Early Cyclone history:

The Cyclone Company of Australia Limited was founded in Melbourne 1898 by Leonard Chambers as the Cyclone Woven Wire Fence Company. The first Cyclone fence erected in Australia was installed in November of 1898. A.J. Chambers worked for Cyclone Co. for 35 years, retiring as General Manager in 1946. (State Library of NSW, <http://acms.sl.nsw.gov.au/item/itemDetailPaged.aspx?itemID=446802>, accessed 7 April 2015)

Initially all the wire and pickets had to be imported from the United States as the Australian steel industry was then non-existent.

By 1912 Cyclone was well established. Cyclone Pty Ltd registered in Victoria as Cyclone Pty Ltd on 9 February, just before World War I (The 'Digest' Year Book of Public Companies Australia & New Zealand, 1949, Jobson's Publications Pty Ltd, Sydney, p 85).

During the war, like many manufacturing businesses, Cyclone experienced difficulties, particularly in acquiring supplies of raw materials. Deliveries of imported goods were extremely unreliable and the prices high. Wire then cost an exorbitant 7 pounds a ton.

The company name changed to Cyclone Fence and Gate Co Pty Ltd on 12 May 1925 (The 'Digest' Year Book of Public Companies Australia & New Zealand, 1949, Jobson's Publications Pty Ltd, Sydney, p 85).

(Cyclone history, [http://www.boral.com.au/history/Ch4\\_6.html](http://www.boral.com.au/history/Ch4_6.html), accessed 7 April 2015)

Site history:

The Cyclone Fence and Gate Co constructed its Sydney factory at this Rosebery site in 1937. The company was one of the major Australian producers of welded wire and steel gates, fences, play equipment, scaffolding and other wire and steel products used in Australian homes and farms during the inter-war and post-war years. Cyclone products made at this site became key streetscape elements of Australian suburbia and rural landscapes. Cyclone's woven steel wire products provided an affordable and lower-maintenance alternative to timber or iron fencing and gates for homes and farms.

On 10 December 1936, lots 387-392, DP 7534, on Mentmore Avenue were transferred to the Cyclone Fence and Gate Co Pty Ltd (C T 3379 f 101). A new Certificate of Title for lots 387-392 (later lot A DP 335264) was issued on 4 March 1937 (C T 4826 f 216).

A valuation of lots 387-392, DP 7534, owned by Cyclone Fence and Gate Co Pty Ltd, of Gipps Street, Abbotsford, Victoria, dated 15 March 1937, recorded that the land was still vacant at this time (Valuer-General, Valuation List, Waterloo, SRNSW 19/9457, No 1925).

The subdivision of the land for these allotments formed part of John Sulman's and Richard Stanton's plan for a model suburb for industry and workers housing. The undated subdivision plan from approximately 1914 was named the 'Rosebery model and industrial suburb'. The deposited plan for this subdivision was surveyed on 5 March 1914 (DP 7534). These plans show that Hayes Road was initially named Ackland Way and Dunning Avenue was formerly Pauls Road.

The Cyclone site is located on six of the original industrial allotments of this subdivision, lots 387-392, when the block bound by Dunning, Morley and Mentmore Avenues and Hayes Road was evenly divided into 12 industrial

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

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lots. These industrial lots were larger than residential lots, however were not overly large. Most industrial buildings like the subject buildings were constructed over multiple lots.

The industrial lots typically measured approximately 100 feet wide and 130-140 feet deep. In the original plan, industrial lots of these larger dimensions were located on the land between Epson Road to the north, Harcourt Parade to the south, the lanes behind Botany Road to the west and Primrose Avenue to the east. Further east, the plan laid out residential lots distinguished by their narrower measurements generally of 30-40 feet wide and 130-150 feet deep (Inheritance, Heritage Assessment Report of the Rosebery Estate, 2006).

M V E Woodforde called tenders in April 1937 for a large factory in Mentmore Avenue for the Cyclone Fence and Gate Co Pty Ltd, which would have 45,000 square feet of floor space. The front section would be of two storeys and include an office block (SMH 20 April 1937, p 5). It was announced on 11 May 1937 that a contract had been let to Hutcherson Bros for an additional factory building for the Cyclone Fence and Gate Co (SMH 11 May 1937 p 8).

The factory construction was published in the Building journal in 1937. This journal reported that the building replaced the former Cylone works in Euston Road, which had become too small. The publication also detailed the building construction, noting that the main brick façade containing the offices was of two storeys and that the structure of slim steel stanchions maximised the floor area for the manufacturing works. Materials and suppliers reported in this article included roof cladding of corrugated asbestos sheet, windows glazing bards supplied by Wunderlich, window frames of steel, supplied by Aquila Steel Co Pty Ltd, and office floors supplied by Thatcher and Oberg. Photographs taken for this journal from 1937 by Sam Hood document the building when it was first constructed including the original sawtooth factory roof with southern lantern windows. (Building, 24 Nov 1937, p 50, 52; Sam Hood photographs, Nov 1937, State Library of NSW)

A new Certificate of Title for lot A of Deposited Plan 335264 was issued to the Cyclone Fence and Gate Co Pty Ltd on 29 July 1937 (C T 4860 f 39). The address of the company in the valuation list was changed to Morley Avenue, Rosebery, on 16 June 1938.

In 1937 the company became the Australian agency for tubular scaffold fittings manufactured by London and Midland Steel Scaffolding Co. Cyclone scaffolding was later used for major constructions in Sydney, most notably including building the Sydney Opera House (Cyclone history, [http://www.boral.com.au/history/Ch4\\_6.html](http://www.boral.com.au/history/Ch4_6.html), accessed 7 April 2015).

By April 1939 a new valuation for the property recorded that a brick factory and office with a corrugated fibro sawtooth roof had been built on the site (Valuer-General, Valuation List, Waterloo 19/9457, No 1925).

In 1940, the Cyclone Fence and Gate Co Pty Ltd, at Morley Avenue, Rosebery, was listed as a producer of wire fences and gates, steel fences and gates and collapsible gates in the manufactures directory (Directory of Manufacturers of Australia, C E S Turner & Sons, Sydney and Melbourne, 1939-40, p 193-4).

The 1943 and 1949 aerial photographs record that the buildings were mainly constructed on the northern part of the site as currently, and that the factory was originally contained under twelve sawtooth roofs (1943 aerial photograph, SIX, LPI). The 1945 Workplace survey confirmed that the company was still producing wire fences and gates (1945 workplace survey (SRNSW 7/6848)).

During World War II, Cyclone, with its expertise in the wire industry, was quickly requisitioned to provide supplies for the military. The wartime demands stretched the capabilities both of the company's plants and personnel to their limit. Consequently, by the time peace was declared in 1945, Cyclone's civilian trade had declined. (Cyclone history, [http://www.boral.com.au/history/Ch4\\_6.html](http://www.boral.com.au/history/Ch4_6.html), accessed 7 April 2015)

In 1950 the Cyclone Company proposed to erect a bulk store of tubular steel at the rear, in an application lodged on 19 September. On 27 August 1952, the company proposed to erect a building for storage of raw materials (Morley Avenue Cyclone Company of Aust, Street cards, NSCA).

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

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In 1958, Cyclone began manufacturing aluminium windows due to increasing demand for this product. They also introduced a new range of hand and garden tools (Cyclone history, [http://www.boral.com.au/history/Ch4\\_6.html](http://www.boral.com.au/history/Ch4_6.html), accessed 7 April 2015).

The property was transferred to Rootes (Australia) Ltd on 16 December 1960 (C T 4860 f 39). In 1961 Rootes (Australia) Ltd proposed alterations and additions to use the site as a depot for receiving assembled motor vehicles, in an application lodged on 27 March 1961 (61-71 Mentmore Ave, Street cards, NCSA).

On 26 July 1966, the property was transferred to Chrysler Australia Ltd, a motor vehicle manufacturer and assembler (C T 4860 f 39).

W F Dobson Pty Ltd became the new owners on 6 June 1972 (C T 4860 f 39). Auction firm Geoff K Gray Pty Ltd applied on 1 July 1972 to use the property as an auction warehouse (61-71 Mentmore Ave, Street cards, NCSA).

In 1981 ownership transferred to the Perpetual Trustee Company Ltd, registered on the land title on 3 July 1981 (C T 4860 f 39). Geoff K Gray Pty Ltd continued to use the site. A lease to that firm was registered on 7 August 1981, which expired on 19 June 1991. Ownership then transferred to E K Nominees Pty Ltd on 25 January 1988 (C T 4860 f 39).

Between 1994 and 1998 the sawtooth roofs of the factory were replaced by the current gabled roof with a single ridge line running north-south.

**Themes:** **National theme**

3. Economy

3. Economy

3. Economy

**State theme**

Commerce

Industry

Industry

**Local theme**

Factory

Factories

Activities associated with the n

**Designer:** M V E Woodforde

**Builder:** Hutcherson Bros

**Year started:** 1937

**Year completed:** 1937

**Circa:** Yes

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

**Physical description:** The buildings were constructed as an office and factory for the Cyclone Fence and Gate Co in 1937. The buildings are constructed of face brick of two tones with hipped roof for the office and gabled roof for the factory, both roofs concealed behind parapet walls. The office building fronting Morley Avenue is two-storeys, while the factory located behind along Mentmore Avenue is single-storey.

The buildings occupy half of the block fronting Mentmore Avenue between Morley Avenue and Hayes Road, with no setback from Mentmore Avenue and a large setback from Hayes Road and Morley Avenue. The setback on Morley is landscaped, surrounded by a low wall. The rear setback from Hayes Road is paved in concrete, enclosed by a wire fence (most likely Cyclone) and containing secondary buildings and parking. The two main building frontages are to Morley and Mentmore Avenues.

The two-storey office building fronting Morley Avenue is the most architecturally distinctive of the two buildings with a symmetrical facade divided into three main bays, divided by regularly-placed engaged piers along the two side bays and punctured by single and paired timber windows with vertical glazing bars and flat arches between the piers. The central bay contains paired windows placed on either side of the entrance on the ground floor and three pairs of windows evenly spaced on the second storey. The centrally-placed entrance is framed by a geometric stepped recess. Attached to the office on the western boundary fronting Morley Avenue is a single-storey garage with parapet wall, constructed of the same bricks as the office.

The factory building is a large single-storey building with its main frontage to Mentmore Avenue. The building forms a long street wall along Mentmore Avenue with its consistent face brickwork, pattern of openings and straight parapet wall. Contrasting brick bands form continuous lintels and sills to emphasise the horizontal proportions of this façade. Window openings are vertically-proportioned. Some narrower window openings are grouped together in sets of three. Two larger openings provide vehicular access along this elevation. The windows along this façade appear to have been replaced by aluminium frames. A narrow building is attached to the rear of the factory, contained under a gabled roof, setback along the side boundary.

The office and factory buildings date from the inter-war period, with elements of the stripped classical, Art Deco and functionalist architectural styles. The buildings exhibit typical features of these styles including the heavy masonry construction, unadorned brick walls, pronounced symmetry and entrance on Morley Avenue, high parapet walls, vertical emphasis of the office building façade divided into bays by engaged piers, and contrasting horizontal emphasis of the attached factory. Decoration is characteristically restrained, limited to the stepped profile of the office parapet wall, contrasting brickwork for the continuous lintels along the factory façade, relief brickwork details, stepped recessed entry on Morley Avenue, and the pattern of vertically proportioned openings including original timber windows with horizontal glazing bars on Morley Avenue.

Internally, the roof, foundations and floor structures have not been inspected by the authors. However, aerial photographs reveal that the original sawtooth roof structure of the factory has been replaced by a gabled roof.

Despite changes to the factory roof and window frames, the buildings retain a high degree of overall architectural integrity.

Category: Complex. Style: Inter-war with elements of stripped classical, Art Deco and functionalist. Storeys: One and two. Façade: face brick. Side/Rear Walls: face brick. Roofs: Hipped (office) and gabled (factory) with corrugated metal cladding.

**Physical condition level:** Good

**Physical condition:**  
**Archaeological potential level:** Not assessed

**Archaeological potential Detail:**

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

- Modification dates:** 9 February 1914  
Registered in Victoria as Cyclone Pty Ltd
- 12 May 1925  
Name changed to Cyclone Fence and Gate Co Pty Ltd
- 10 December 1936  
Transfer of lots 387-392 to Cyclone Fence and Gate Co Pty Ltd
- 4 March 1937  
Certificate of Title for lots 387-392 DP 7534 (later lot A DP 335264) issued to Cyclone Fence and Gate Co Pty Ltd
- 15 March 1937  
Valuation of lots 387-392 DP 7534, owned by Cyclone Fence and Gate Co Pty Ltd, of Gipps Street, Abbotsford, Victoria, showed land was vacant
- 20 April 1937  
Tenders called by M V E Woodforde for large factory for Cyclone Fence and Gate Co Pty Ltd in Mentmore Avenue to have 45,000 square feet of floor space
- 11 May 1937  
Contract let to Hutcherson Bros for an additional factory building for Cyclone Fence and Gate Co
- 29 July 1937  
Certificate of Title for lot A [DP 335264] issued to Cyclone Fence and Gate Co Pty Ltd
- 3 April 1939  
Valuation shows there was now a brick factory, and office with a corrugated fibro saw tooth roof on site
- 1940  
Cyclone Fence and Gate Co Pty Ltd., Morley Avenue were producers of wire fences and gates, steel fences and gates and collapsible gates
- 1943  
Aerial photo shows buildings mainly on northern part of site
- 1945  
Workplace survey shows company produces wire fences and gates
- 19 September 1950  
DA by Cyclone Company of Aust to erect bulk store of tubular steel at rear
- 27 August 1952  
DA to erect building for storage of raw materials
- 16 December 1960  
Transferred to Rootes (Australia) Ltd
- 27 March 1961  
DA by Rootes (Australia) Ltd for alterations and additions to use as a depot for receiving assembled motor vehicles
- 26 July 1966

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

Transfer to Chrysler Australia Ltd

6 June 1972

Transfer to W F Dobson Pty Ltd

1 July 1972

DA by Geoff K Gray Pty Ltd to use as auction warehouse

3 July 1981

Transfer to Perpetual Trustee Company Ltd registered

7 August 1981

Lease to Geoff K Gray Pty Ltd expiring on 19 June 1991 registered

25 January 1988

Transfer to E K Nominees Pty Ltd registered

1994-8

Factory sawtooth roofs replaced by single gabled roof

**Recommended management:** The buildings should be retained and conserved.

A Heritage Assessment and Heritage Impact Statement should be prepared for the buildings prior to any major works being undertaken.

All conservation, adaptive reuse and future development should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter).

Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.

Maintain the existing building setback from Morley Avenue, landscaping and low brick wall.

Maintain original building features of the former factory and office, including the engaged piers, symmetry of the Morley Avenue facade, parapet walls, face brickwork, vertically proportioned openings, timber windows, Morley Avenue entrance and surrounds and other original architectural detailing.

Do not paint, seal or render unpainted brick walls.

Locate new signage along the parapet wall using separate lettering in a similar manner to the original, as shown in the historic photograph.

Consider new uses for the buildings that will re-use and expose their industrial features to retain their former industrial character as an integral part of the new use. Alterations for a new use, including changes for compliance with Australian building standards, should allow the essential form of the buildings to remain readily identifiable.

**Management:** **Management category**  
Statutory Instrument

**Management name**  
List on a Local Environmental Plan (LEP)

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

**Further comments:** Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

**Criteria a):** Purpose-built in 1937 for major wire fence manufacturers, Cyclone Fence and Gate Co, the former Cyclone factory represents the model industrial development of Rosebery during the inter-war period. The factory is [Historical significance] historically significant for its connection to the Australian manufacturing of building supplies during the mid-twentieth century and as evidence of this formerly widespread industry of Rosebery.

As the main Sydney factory for Cyclone during the inter-war and post-war period, the buildings are historically significant for their connection to the Australian production of Cyclone welded wire and steel gates, fences, play equipment, scaffolding and other wire and steel products used in Australian homes and farms from the 1930s to the 1950s. The construction and scale of this former factory demonstrates the growth of the company and the popularity of Cyclone products, which became key streetscape elements of Australian suburbia and rural landscapes during the inter-war and post-war years. The factory is also associated with technological innovations of the late nineteenth and early twentieth century in the use of woven and welded steel as an affordable and lower-maintenance alternative to timber or iron fencing for homes and farms.

The former factory provides evidence of one of Sydney's first planned suburbs, as surviving inter-war industrial buildings constructed on the Rosebery subdivision planned by John Sulman in 1911-20 as a model suburb for both housing and industry. The period, form, layout and use of the buildings record the original subdivision pattern and location of the planned industrial blocks between Botany Road and Primrose Avenue. The inclusion of a landscaped setback on Morley Avenue into the development of an industrial site demonstrates the ideals of the model suburb for quality factories and housing.

The former Cyclone factory forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

**Criteria b):** The buildings have significant associations with the Cyclone Fence and Gate Co and the widely used woven and welded wire and steel products they manufactured at this site from the 1930s to the 1950s. The buildings are [Historical association significance] also associated with John Sulman and Richard Stanton, reflecting their plans and subdivision of 1911-1920 for the area as a model suburb for industry and worker's housing.

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

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**Criteria c):** The factory and office buildings represent a good example of a large low-scale industrial complex of southern Sydney from the inter-war period. The buildings demonstrate the industrial building typology which contains administrative and manufacturing in distinctly different building forms, including a single-storey factory over a large area, and a more architecturally distinctive office on the street frontage.

**[Aesthetic/  
Technical  
significance]**

The office and factory buildings demonstrate good examples of inter-war utilitarian architecture with elements of the stripped classical, Art Deco and functionalist styles from this period. The buildings exhibit typical features of these styles including the heavy masonry construction, unadorned brick walls, pronounced symmetry and entrance on Morley Avenue, high parapet walls, vertical emphasis of the office building façade divided into bays by engaged piers, and contrasting horizontal emphasis of the attached factory. Decoration is characteristically restrained, limited to the stepped profile of the office parapet wall, contrasting brickwork for the continuous lintels along the factory façade, relief brickwork details, stepped recessed entry on Morley Avenue, and the pattern of vertically proportioned openings including original timber windows with horizontal glazing bars on Morley Avenue.

The buildings make important contributions to the streetscapes of Morley and Mentmore Avenues, forming part of a consistent group of inter-war industrial buildings in Rosebery. Despite alterations to the factory roof and window frames, the buildings retain a high degree of overall architectural integrity. The landscaped setback on Morley Avenue contributes to the setting of the factory and office, reflecting the model suburb ideals of the town plan for Rosebery.

**Criteria d):** Social significance requires further study to ascertain its value for the local community. The site may hold significance to the Australian community for its connection to manufacturing the Cyclone fences, gates and other wire and steel products, which were found in many Australian homes and farms from the 1930s to the 1950s.

**[Social/Cultural  
significance]**

**Criteria e):** The buildings may offer research potential into the history of twentieth-century planning of model suburbs by John Sulman and Richard Stanton.

**[Research  
significance]**

**Criteria f):**

**[Rarity]**

**Criteria g):** The factory and office buildings represent good examples of a large low-scale industrial complex from the inter-war period and the industrial development of the planned model suburb of Rosebery.

**[Representative]**

**Intactness/Integrity:** Largely intact externally

References:	Author	Title	Year
	Building	Building, 24 Nov 1937	1937
	Dr Terry Kass	Industrial and warehouse buildings research - site history	2014
	Scott Cumming	Chimneys and Change: Post European Environmental Impact in	2004
	City of Sydney/ City Building Surveyors	City Building Surveyors Detail Sheets	1956
	Sydney Morning Herald	Advertising - 11th February 1938	1938

Studies:	Author	Title	Number	Year
	City Plan Heritage	City of Sydney Industrial & Warehouse Buildings Heritage Study		2014

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	A		DP	335264

**Latitude:**

**Longitude:**

**Location validity:**

**Spatial accuracy:**

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

**Map name:**

**Map scale:**

**AMG zone:**

**Easting:**

**Northing:**

**Listing: Name**

**Title**

**Number**

**ListingDate**

City of Sydney Industrial and Ware Heritage study

**Data entry:** Data first entered: 06/08/2014

Data updated: 20/05/2015

Status: Completed

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Morley Avenue elevation of office building

**Copy right:** City of Sydney

**Image by:** City Plan Heritage and JCIS Consultants

**Image date:** 05/09/2013

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3454a4e280eb0fa468d9a9b0b9dfac0e652.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3454a4e280eb0fa468d9a9b0b9dfac0e652.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3454a4e280eb0fa468d9a9b0b9dfac0e652.jpg)

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Detail of main entrance on Morley Avenue

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 03/03/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345c51199a3da914da0a9178982459e5c6f.JPG>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345c51199a3da914da0a9178982459e5c6f.JPG](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345c51199a3da914da0a9178982459e5c6f.JPG)

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Mentmore Avenue elevation looking north towards office building fronting Morley Avenue

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 03/03/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34529b1caf001664f38a85450b2a5468ac4.JPG>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34529b1caf001664f38a85450b2a5468ac4.JPG](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34529b1caf001664f38a85450b2a5468ac4.JPG)

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** South end of Mentmore Avenue elevation

**Copy right:** City of Sydney

**Image by:** Claudine Loffi

**Image date:** 03/03/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3452a2ddd8f6d58482387b336ff0ed4d4ce.JPG>

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**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** The factory in 1937 shortly after construction, photographed for publication in the Building journal

**Copy right:** State Library of New South Wales

**Image by:** Sam Hood (hood\_08836)

**Image date:** 01/11/1937

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345113d56047c224024be7c7fbb6b93343e.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345113d56047c224024be7c7fbb6b93343e.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345113d56047c224024be7c7fbb6b93343e.jpg)

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Morley Street elevation in 1937, photographed for publication in the Building journal

**Copy right:** State Library of New South Wales

**Image by:** Sam Hood (hood\_08837)

**Image date:** 01/11/1937

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34555febbe03b0e4ba1ad1fb07121136fd3.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34555febbe03b0e4ba1ad1fb07121136fd3.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34555febbe03b0e4ba1ad1fb07121136fd3.jpg)

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Morley Street entrance in 1937, photographed for publication in the Building journal

**Copy right:** State Library of New South Wales

**Image by:** Sam Hood (hood\_08843)

**Image date:** 01/11/1937

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3455f4b82ecad45488880199c6790e2d30e.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3455f4b82ecad45488880199c6790e2d30e.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3455f4b82ecad45488880199c6790e2d30e.jpg)

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Interiors under original sawtooth roof in 1937, photographed for publication in the Building journal

**Copy right:** State Library of New South Wales

**Image by:** Sam Hood (hood\_08840)

**Image date:** 01/11/1937

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345351dbb9255074201b90b010baf24672f.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345351dbb9255074201b90b010baf24672f.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345351dbb9255074201b90b010baf24672f.jpg)

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Interiors under original sawtooth roof in 1937, photographed for publication in the Building journal

**Copy right:** State Library of New South Wales

**Image by:** Sam Hood (hood\_08842)

**Image date:** 01/11/1937

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3456a7f182f99654d47b94cb549c09e7736.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3456a7f182f99654d47b94cb549c09e7736.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3456a7f182f99654d47b94cb549c09e7736.jpg)

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Subdivision plan for the area from circa 1914 (Hayes shown as Ackland Way, Dunning as Pauls Road)

**Copy right:** National Library of Australia

**Image by:** Stanton & Son (ID 43586275)

**Image date:** 01/01/1914

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3452a25a6c6bb3e465e88749f04962ec82c.jpg>

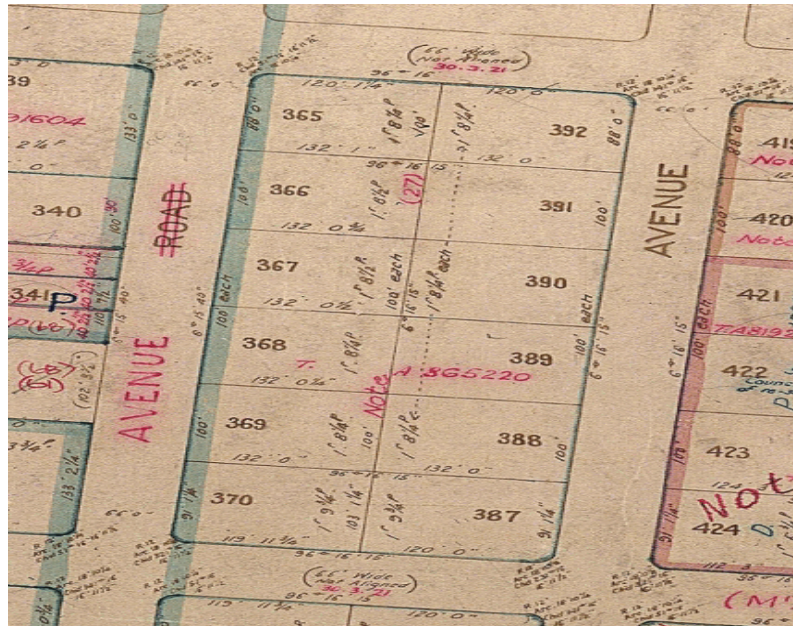
**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test3452a25a6c6bb3e465e88749f04962ec82c.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3452a25a6c6bb3e465e88749f04962ec82c.jpg)

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Extract of 1914 deposited plan (DP 7534) showing the original subdivision lots

**Copy right:** Land and Property Information

**Image by:** William Henry Howard, Surveyor

**Image date:** 05/03/1914

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34568dc38004d354f6aa1057b17b75501b5.jpg>

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**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** 1949 aerial showing the buildings constructed on the subject site, circled, by this time

**Copy right:** City of Sydney

**Image by:** City of Sydney

**Image date:** 15/12/1949

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34568c6fc80afb148e48a02dac4b6aa4f68.jpg>

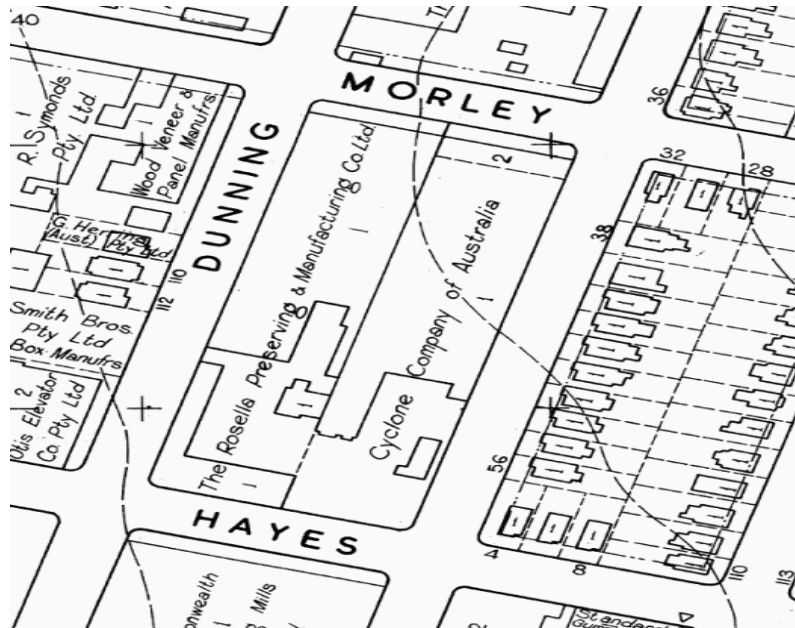
**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34568c6fc80afb148e48a02dac4b6aa4f68.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34568c6fc80afb148e48a02dac4b6aa4f68.jpg)

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** 1950 survey of the Cyclone factory showing storeys and building outline by this time

**Copy right:** City of Sydney

**Image by:** City of Sydney

**Image date:** 01/01/1950

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345a973094e403940dba8d0b0dfc74b9d43.jpg>

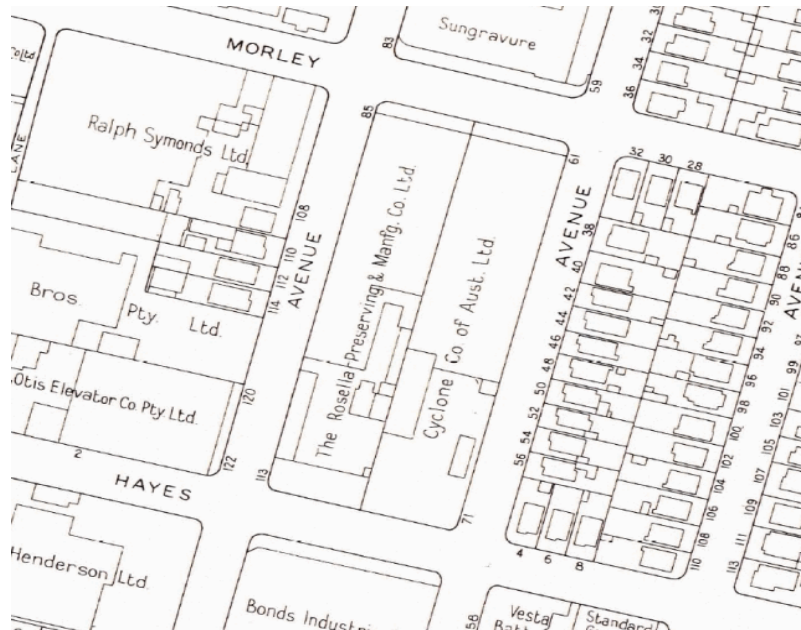
**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test345a973094e403940dba8d0b0dfc74b9d43.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345a973094e403940dba8d0b0dfc74b9d43.jpg)

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** 1956 detail sheet showing the subject Cyclone factory site and building outline at this time

**Copy right:** City of Sydney

**Image by:** City of Sydney

**Image date:** 01/01/1956

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3457b60b04b8a2b4033ab28935720516004.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3457b60b04b8a2b4033ab28935720516004.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3457b60b04b8a2b4033ab28935720516004.jpg)

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Current aerial photograph showing the subject site circled

**Copy right:** City of Sydney

**Image by:** City of Sydney

**Image date:** 01/01/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3459aa4fb95af504ccc8e34ab9242935267.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3459aa4fb95af504ccc8e34ab9242935267.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3459aa4fb95af504ccc8e34ab9242935267.jpg)

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Cyclone fencing display at Royal Easter Show showing their range of products from circa 1930s

**Copy right:** Mitchell Library

**Image by:** Sam Hood (a359151)

**Image date:**

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3457e5dcf3e319744aab47612f7fa5c4cbe.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3457e5dcf3e319744aab47612f7fa5c4cbe.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3457e5dcf3e319744aab47612f7fa5c4cbe.jpg)

Sydney

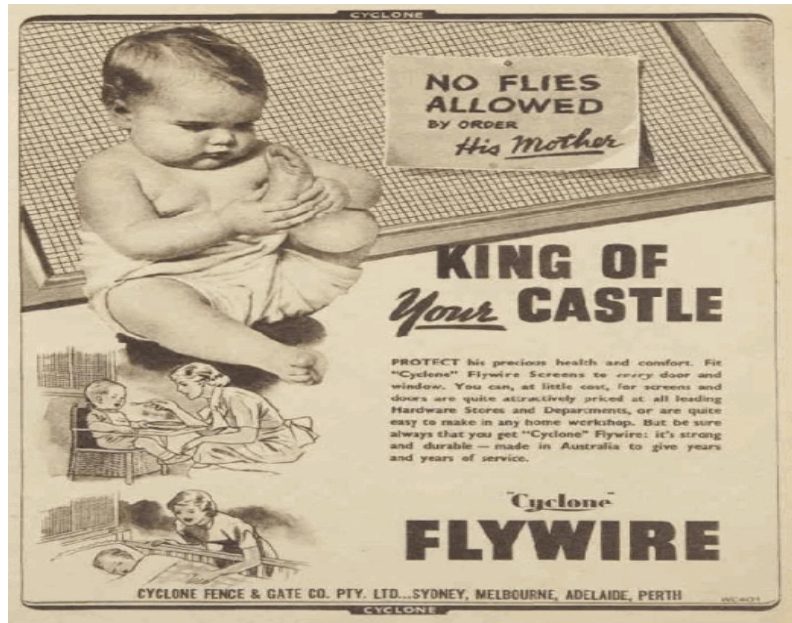
**Caption:** Cyclone products illustrated in this 1926 advertisement before the factory construction

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Cyclone flyscreens advertising from the 1940s

**Copy right:** Womens Weekly

**Image by:** Womens Weekly

**Image date:** 07/09/1947

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3458e9d46f555074d93bc8e1005aa1f77a2.jpg>

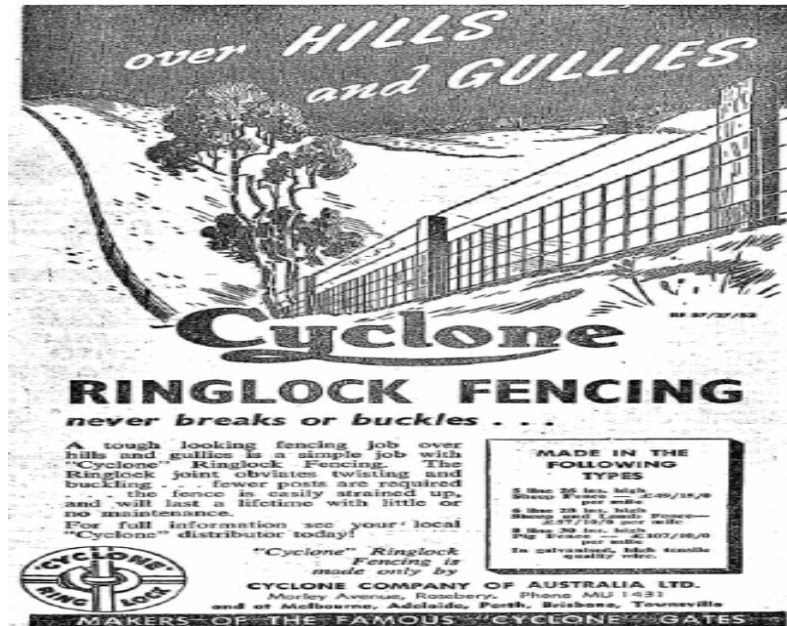
**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3458e9d46f555074d93bc8e1005aa1f77a2.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3458e9d46f555074d93bc8e1005aa1f77a2.jpg)

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** 1950s advertisement for Cyclone fences

**Copy right:** The Land

**Image by:** The Land

**Image date:** 21/05/1954

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/34534862fad4af048cf885643dc817e0dd8.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test34534862fad4af048cf885643dc817e0dd8.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test34534862fad4af048cf885643dc817e0dd8.jpg)

**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** 1954 advertisements for other Cyclone products for home recreation

**Copy right:** Sydney Morning Herald

**Image by:** Sydney Morning Herald

**Image date:** 14/06/1954

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345c63b68a094b54f64a634fd17dd2b7990.jpg>

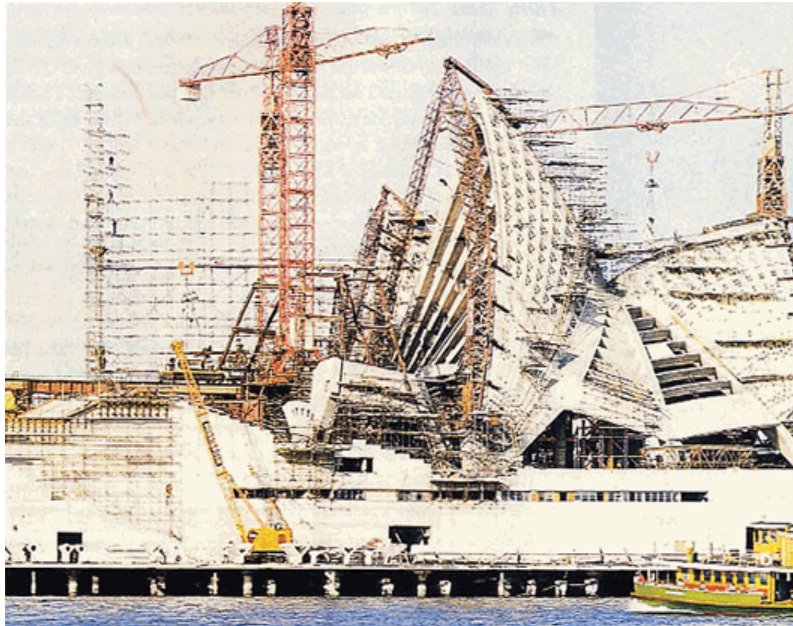
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**Item name:** Former Cyclone Fence and Gate Co factory including interiors

**Location:** 61-71 Mentmore Avenue Rosebery 2018

Sydney

**Image:**



**Caption:** Sydney Opera House under construction using Cyclone scaffolding

**Copy right:**

**Image by:** Boral ([http://www.boral.com.au/history/Ch4\\_6.html](http://www.boral.com.au/history/Ch4_6.html))

**Image date:**

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**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345d1d5407c4da4446eadd1b1d775b73eff.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345d1d5407c4da4446eadd1b1d775b73eff.jpg)